



## Superb Country Longere with Guest Gite



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 358,800

#### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Corlay
Indicatif régional:	22320
Soumis:	07/10/2024

#### Description:

A Very Beautiful Stone built Longere plus a Guest Gite located 15 minutes from the small town of Quintin, in the commune of Saint-Martin des Pres I invite you to come and discover this magnificent farmhouse of 170 m2 and its guest gite of 150m2 facing south, built on a plot of approximately 3000 m2, enjoying the calm in a small Breton village.

#### MAIN HOUSE:

Upon entering the farmhouse you will be welcomed in the entrance hall which serves on the ground floor, a pleasant living space composed of a fitted and equipped kitchen, toilet, a living room and its beautiful high ceilings, with access to the terrace and its garden.

On the right side still on the ground floor, which is very sought after a master suite with its bedroom, its dressing room and its private bathroom.

Upstairs, a very friendly night space composed of two beautiful bedrooms, a bathroom with a large bathtub, a mezzanine office overlooking the living room.



## GUEST GITE:

The cottage with its private access and its perfectly thought-out layout, is composed:

- Ground floor: of an open kitchen, a large living room that can accommodate many people, a laundry room (possibility of a shower room), toilet.
- Upstairs: three beautiful bedrooms, a shower room, toilet.

This cottage adjoining the main residence offers many possibilities of use, welcoming parents, renting it as a cottage, by the night or by the week, family events, seminars, caterer and restaurateur working nearby.

From a technical point of view, the renovation work took place in 2005/2006.

The heating method, a wood stove, a thermodynamic tank.

Practical a centralised vacuum.

The utility, a laundry room, a boiler room, an open garage, a very spacious barn, an outbuilding.

This type of property is rare, you are looking for stone, calm, reception or profitability, amenities then, we remain at your disposal so that you can take advantage of this very good opportunity.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Cotes d'Armor is the northern most department in the Region of Brittany, with the English Channel to the north, Ille-et-Vilaine to the east, Morbihan to the south and Finistere to the west it is a sunshine gem.

The picturesque Émeraude Coast looks north to the English Channel and is packed with charming seaside resorts and old fishing villages. Most of the towns of the interior were founded in the Middle Ages. The department's southern half is crossed by the Noires Mountains that run west to east with rivers emptying to the south into the Bay of Biscay and to the north into the Channel.

Along the coast, fishing was once important but is now secondary to the cultivation of fruit, oats, potatoes and wheat and of course tourism.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun

Chambres:	6
Salle de bains:	3
Dimesions du lot:	3000 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.159.825
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