



## Stunning Detached Country House in Glorious Gardens



### Agent Info

Naam:	David Evans
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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 419,463.9

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Brittany
Postcode:	35120
Geplaatst:	01-07-2024

### Omschrijving:

**VERY RARE FOR SALE** near Cancale and St Malo, a Magnificent Solid Stone Hhouse located in a quiet and nuisance-free setting offering 5 Hectares of adjoining land! This property, ideal for nature lovers, offers approximately 175m<sup>2</sup> of living space, on 3 levels, composed as follows:

- Ground floor: an entrance, living room of approximately 46m<sup>2</sup> with fireplace and pellet stove, open kitchen, veranda of 19m<sup>2</sup> offering great possibilities, a bedroom, a bathroom and toilets. A pantry with wine cellar.
- 1st floor: large mezzanine, 2 bedrooms, toilet and a room waiting for a second bathroom.
- 2nd floor: mezzanine bedroom, walkway leading to a 5th bedroom.

The environment is exceptional and the 5ha of land will be perfect for horses.

The energy class of this property is rated E (310 kWh/m<sup>2</sup> per year) and the climate class, B (10 Kg CO<sub>2</sub>/m<sup>2</sup>/year).

The amount of annual energy expenditure for standard use is estimated between 3,170 euros and 4,360 euros in 2021.



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 Ile-et-Vilaine's coastline heads westward from Mont-Saint-Michel to an estuary 5 miles west of Dinard and includes the rocky Cote d'Émeraude and the Rance River estuary where the towns of Saint-Malo and Dinard are located.

Rennes, the department's capital, is located centrally and is situated on the Ile et Rance Canal which connects the north flowing Rance river with the Vilaine river that flows south-westerly into the Atlantic.

Oysters are still cultivated along the coast near Cancalle but as the fishing industry has declined, the coastal resorts have become important tourist destinations.

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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.

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

## **Algemeen**

Slaapkamers:	5
Badkamers:	3
Lot Afmeting:	50000 m <sup>2</sup>

## **Lease terms**

Date Available:



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**Contact information**

IMLIX ID:

IX5.870.191

