



## Habitable Solid Stone House with More Potential



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 80,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Brittany
Plaats:	Rohan
Postcode:	56580
Geplaatst:	17-02-2025

### Omschrijving:

**REDUCED** in price - Stone house with 6 rooms located in the heart of a rural village. South-East facing, an area of approximately 138 m2 living space and land of 184m2. This house is composed as follows:

- Ground floor: a large living room with open kitchen, a large bedroom, a shower and a toilet.
- Upstairs: 4 large bedrooms, two of which have a sink and a convertible attic.

This house has great potential, the whole thing needs to be renovated but the house already benefits from certain services: PVC double-glazed openings, front part of the roof and ground floor electricity, recent.

Habitable Area 137.80 m2

Living room 23 m2

Land area 184 m2

Rooms 6

Bedrooms 5

Levels 3

Shower room 1

WC 1



Street View  
South-East exposure  
PVC openings, Double glazing  
Sanitation: Mains drainage  
Partially equipped kitchen, Kitchen area

Close to schools, restaurants, marina, bakeries, shops, post office and butcher's shop.

National roads N164 and N24 at 17 km.

The department of Morbihan in the south-eastern part of Brittany has a coastal area offering a micro-climate, the Morbihan Gulf on the south coast; where you will find the ancient town of Vannes. Morbihan is bordered by Cotes-d'Armor to the north, Ille -et-Vilaine to the east, Pays de la Loire to the southeast and Finistere to the west.

Morbihan's main activities are agriculture, fishing and tourism. Oysters are cultivated in the Gulf of Morbihan. Tourism is popular along the Morbihan coastline and in the medieval towns and villages dotted around the countryside. Carnac is the French version of Stonehenge with stones laid in concentric circles by an ancient people.

These Megaliths and Dolmens and Menhirs are believed to have been placed there between 3500 and 1800 B.C and you see their symbols everywhere. Attractive Property in the area is easy to find with lovely Farmhouses, Water mills and sleepy Cottages in abundance.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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)



## **Algemeen**

Slaapkamers: 5  
Badkamers: 1  
Lot Afmeting: 184 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.655.351

