



## Charming Cottage is an Ideal Holiday Home



### Agent Info

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Experience since:	
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Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Listing details

Property for:	Sale
Price:	EUR 166,000

### Location

Country:	France
State/Region/Province:	Brittany
City:	Pledran
ZIP code:	22960
Posted:	Jun 24, 2024

### Description:

Come and discover an atypical residential house a few minutes from the town. Built in stone associated with a new part which allows you to have a master suite on the ground floor with its services. The surface area of this property is approximately 95 m2, including:

- Ground floor: a large living room with possible fireplace, its kitchen is fitted and open.
- Upstairs: we find two bedrooms, toilet, bathroom and office.
- Outside: a garage, a carport and its 880m2 land.

This enclosed complex is exposed to the south and the sanitation is up to standard.

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



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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.

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)

Condition: Good

### Common

Bedrooms: 3  
Bathrooms: 1  
Lot Size: 980 sq m

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX5.837.434



IMLIX

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