



## Detached Country House with Outbuilding



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 310,000

### Location

Country:	France
State/Region/Province:	Brittany
City:	Locunole
ZIP code:	29310
Posted:	Oct 07, 2024

### Description:

**REDUCED** in price - The habitable and renovated part of this beautiful house benefits from beautiful volumes, beautiful luminosity. Equipped with a large living room, living room, open kitchen of more than 62 m<sup>2</sup> on the ground floor and a toilet, upstairs 3 beautiful bedrooms and a large bathroom with bathtub, shower and toilet, this house is the family home par excellence.

The conservatory is a plus, of course! This habitable part is perfectly renovated (the DPE is excellent), with a recent heat pump, a beautiful fitted kitchen but if you want to exploit even more the surface area of this large house, you have all the attic of 60 m<sup>2</sup> on the ground to convert, a total basement of 60 m<sup>2</sup> also, an adjoining annex of more than 55 m<sup>2</sup> and a pretty stone lean-to of 30 m<sup>2</sup> on the ground.

Here is something to give free rein to your imagination, to your desires while benefiting from the comfort of the habitable part. With more than 1.3 hectares of land, with a paddock, you can also enjoy the calm of the countryside while being 12 minutes from Quimperle and 16 minutes from the expressway.

This property is a beautiful property with a lot of potential to see quickly.

The department of Finistere has a feeling of being carved out of the earth by the sea and is the wildest



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area of Brittany, it is also the most western of all French departments. The name Finistere comes from the Latin phrase 'finis terrae', meaning 'land's end'.

It has the English Channel to the north, Cotes-d'Armor and Morbihan to the east, the Bay of Biscay to the south and the Atlantic Ocean to the west.

Quimper, the department's capital, is located to the south and has a distinctive Breton character just like all the main towns such as Brest, Chateaulin, Morlaix and Quimper. Over a third of the area is covered with forest, moors and scrubland.

Along the coast, farmers divide their time between commercial fishing and working their small farms. To see the Fish-markets, Douarnenez is worth a visit as is Brest which is on the west coast and is also a major naval port.

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: 2  
Lot Size: 13738 sq m

### **Room details**

Indoor Features: Fitted kitchen



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**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

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