



## Period Property with Bundles of Character



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 275,600

### Location

Country:	France
State/Region/Province:	Brittany
City:	Fougeres
ZIP code:	35300
Posted:	Nov 25, 2024

### Description:

Family home, full of character, dating from 1897, ideally located in the heart of Fougeres, offering a living area of 159 m<sup>2</sup> (277 m<sup>2</sup> on the ground) of type T 8 - with 5 bedrooms, 2 shower rooms, library or office, laundry room, conservatory, garage, on a plot of 240 m<sup>2</sup>, in a quiet environment but close to shops, schools and transport.

This charming property has a full basement and is spread over 3 levels.

- Ground floor: you will find a fitted and equipped kitchen, a dining room, a cozy living room with fireplace to spend pleasant winter evenings, a beautiful library that can be used as an office, a conservatory, the garage, separate toilet as well as direct access to the terrace and the enclosed garden facing south, decorated with a shed.

- First floor: the hallway leads to a large bedroom with shower room and dressing room, two other communicating bedrooms with a second shower room, WC.

- Second floor: two additional bedrooms and an attic complete this house with multiple possibilities.



This house is perfect for a family or for those looking for a spacious property in the heart of Fougères. The house can be suitable for a rental investment, good profitability. Enjoy the charm of the old, while being a stone's throw from the city center.

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 Ille-et-Vilaine is the oldest in Brittany with gentle rolling countryside, forests, dunes and marshes to the north. The English Channel is to the north, Lower Normandy to the east, Pays de la Loire to the east and south, Morbihan and Cotes-d'Armor to the west.

Ille-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 Ille 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 Cancale but as the fishing industry has declined, the coastal resorts have become important tourist destinations.

Also, don't forget to visit the Saturday morning market in the medieval town of Fougères.

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.

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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.

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## **Common**

Bedrooms: 7  
Bathrooms: 2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.414.346

