



## Stunning Period Property with Character



### Informações do Revendedor

|                   |   |
|-------------------|---|
| Name:             | David Evans   |
| Nome da Empresa:  | Cle France Ltd  |
| País:             | Reino Unido   |
| Experience since: |   |
| Tipo de Serviço:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telephone:        | +44 (1440) 820-358  |
| Languages:        | English, French   |
| Website:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Detalhes do anúncio

|               |             |
|---------------|-------------|
| Imóveis para: | Venda       |
| Preço:        | EUR 756,000 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | França     |
| State/Region/Province: | Bretanha   |
| CEP:                   | 35560      |
| Adicionado:            | 28/07/2023 |

#### Informação adicional:

Discover this old mill, entirely rehabilitated in 2003, and today composed of 10 apartments of type T3, on 4 levels. The building is located in a very pleasant environment on the edge of the village of Antrain (shops and schools). It offers a calm setting and an unobstructed view of the countryside, bordered by a stream.

Very nice renovation, concrete slab on each level, double glazing, electric heating, individual VMC per apartment.

The water and electricity meters are individual for each accommodation.

The composition is as follows: Two T3 apartments per level And for the 4th and last floor: 4 duplex type T3.

High rental potential - projection available at the agency.

Great opportunity with profitability at the rendezvous.



Further information:

Fees payable by: Seller

Habitable Area: 700 m<sup>2</sup>

Number of rooms: 30

Number of bedrooms: 20

Style: Manor House

Land area: 2,865 m<sup>2</sup>

Kitchen: Open Fitted and Equipped

Type of parking: Exterior

Heating: Individual Convectors

Heating mode: Electric

Sanitation: All-water septic tank

General condition: Very good condition

Interior condition: Very good

Exterior condition: Very good

Distance to shops: 1 km

School access: 1 min

Distance to sea: 25 km

Station access: 10 min

Intercom: Yes

Year of completion: 2003

Land tax: 3,300.00 Euro a year.

The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ille-et-Vilaine. The English Channel in the west, north and north-west coastlines makes getting here to its many ports very easy from the UK. There is also an airport in Caen and many others are easily accessible in the surrounding regions such as Rennes airport.

History is all over the department through its museums and heritage, discovering the local traditions and culture as well as Chateaux, religious monuments, water mills, maritime sites and gardens is easy to do. The biggest 'must-do' is a visit to Mont Saint Michel.

Tourism plays a major role in the economy of the department which is fine because there is so much to see and do.

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)

### **Comum**

Quartos de dormir: 20  
Tamanho do lote: 2865 m<sup>2</sup>

### **Utility details**

Heating: Sim

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX4.697.109

