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## Coastal Living only 200 Metres from the Sea (Virtual Video)

Cherrueix , Ille et Vilaine , Brittany



# €198,500

inc. of agency fees

2 Beds   1 Baths   73 sqm   350 sqm

Build your dream home just 200 meters from the sea and enjoy fresh sea air, sandy shores, and scenic paths with views of the Bay of Mont-Saint-Michel

### At a Glance

<b>Reference</b>	MFH-NB251001	<b>Near to</b>	Saint Malo	<b>Price</b>	€198,500
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	73 sqm
<b>Land</b>	350 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€600.00

### Property Description

Located in the heart of Cherrueix, these unique plots provide a rare opportunity to build your dream home 200 meters from the sea! Imagine stepping outside your door to fresh sea air, sandy shores, and scenic walking paths with breathtaking views across the Bay of Mont-Saint-Michel.

Cherrueix is a charming seaside village known for its vibrant local community and picturesque views of the bay. Cherrueix offers a serene coastal setting with all the necessary amenities nearby. Whether you're looking to relax on the beach, explore scenic walking paths, or enjoy the vibrant local community, this charming seaside village has it all.

Our local experts specialise in creating custom-built properties that blend seamlessly with the local landscape while adhering to high standards of comfort and efficiency. Each home is thoughtfully designed to combine modern convenience with coastal charm.

## The Accommodation

### The ground floor

- **Two Generously Sized Bedrooms:** Comfortable and designed to accommodate ample storage.
- **Modern Bathroom:** Choose between a shower or bath, with sleek, high-quality finishes.
- **Open-Plan Main Room:** Features a fitted kitchen, perfect for cooking and entertaining.
- **Choice of Flooring Throughout:** Select your preferred style to personalise your space.
- **Fully Decorated:** Move-in ready with tasteful finishes.
- **Smart Central Heating:** Efficiently managed for optimal comfort year-round.
- **Electric Roller Shutters:** Enhancing both security and energy efficiency.

### Outside

- **Spacious Private Garden:** Ideal for outdoor dining, relaxation, and gardening.
- **Terrace Options Available:** Perfect for enjoying alfresco meals and hosting.
- **Customisable Landscaping:** Tailor the garden design to suit your style and needs.

## Additional Information

- **Brand New Construction:** Built to the highest standards with a fresh, modern finish.
- **10-Year Structural Guarantee:** Peace of mind with comprehensive protection for your home.
- **RE2020 Energy Efficient:** Meets the latest environmental standards for a sustainable lifestyle.
- **Low Monthly Running Costs:** Central heating costs averaging just €35 per month.

## Why Choose Cherrueix?

- **Beach Proximity:** Only a short walk to the beach, perfect for beachcombing, fishing, or simply relaxing by the water.
- **Local Amenities:** Shops, restaurants, and markets provide everything you need for day-to-day living, right in the village.

- **Accessibility:** Cherrueix is well-connected, with easy access to the historic towns of Dol-de-Bretagne and Cancale, both brimming with Breton culture and heritage sites.

## Plot Options and Custom Features

Our available plots range in size, offering flexibility to build your perfect home, whether you envision a cosy seaside bungalow or a spacious family residence.

- **Energy Efficiency:** Each home is built to the latest RE2020 standards, ensuring lower energy costs and minimal environmental impact.
- **Customisable Design:** Work with our team to create a home that reflects your style and requirements, with options such as open-plan living spaces, terraces, and gardens.
- **Comprehensive Service:** From design and planning to construction and final finishes, our local experts manage every step of your project.

These plots offer the perfect balance of coastal living and village convenience, creating an idyllic setting to build your dream home near the sea.

*Contact us today to explore the possibilities in Cherrueix and to receive more information on plot sizes, layout options, pricing and the virtual tour.*

## Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Public Transport? ✓
- Near to a Golf Course? ✓
- Is near the Coast? ✓

## And Before You Ask

- Exposure: South
- Condition: Immaculate
- Heating System: Reversible heating system
- Reason for selling: Other
- Condition of Roof: New
- Drainage: Connected to mains town system
- Property Tax: €600.00
- Land Tax: €600.00



## Summary

Property type:	House
Bedrooms:	2
New Home?	Yes
Bathrooms	1
Price	€198,500

## Key Information

Year Built:	2024
Internal Area:	73 sqm
Land Area:	350 sqm
Floor:	1

### Property Features:

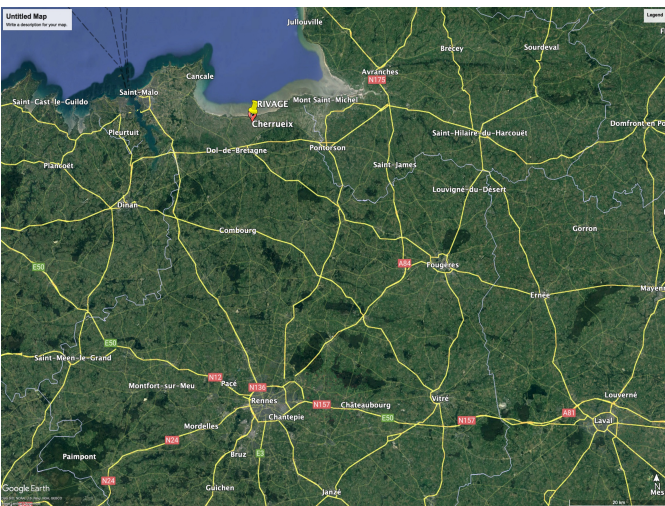
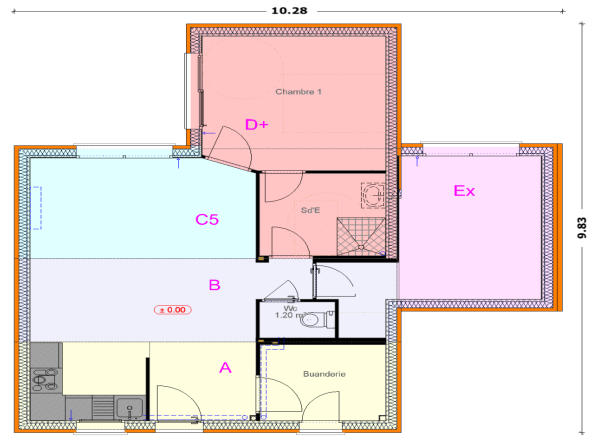
- Prime Location: Only 200 meters from the coast
- offering breathtaking sea views and easy beach access.
- Customisable Home Designs: Choose from a variety of modern or traditional layouts tailored to your needs.
- Close to Amenities: Enjoy proximity to local shops
- cafes
- and essential services within Cherrueix.
- High Energy Efficiency: Built to the latest standards for energy efficiency
- ensuring year-round comfort and reduced energy costs.

Has a Garden	Yes
Has a Terrace?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

**Location: Brittany**



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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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