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## Pretty Farmhouse In The Countryside in Brittany

Cléguérec , Morbihan , Brittany



# €178,500

inc. of agency fees

4 Beds      145 sqm      0.29 ha

In the heart of the pretty countryside of Cléguérec and only 1km from the village, discover this charming farmhouse...

### At a Glance

<b>Reference</b>	MFH-MJW02180	<b>Near to</b>	Cléguérec	<b>Price</b>	€178,500
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	145 sqm
<b>Land</b>	0.29 ha			<b>Land Tax</b>	N/A

### Property Description

In the heart of the pretty countryside of Cléguérec and only 1km from the village, discover this charming farmhouse which offers you on the ground floor: an entrance hall, an office, a spacious kitchen/dining room, a bright living room with pellet stove and a bedroom. You will also find a recent shower room with WC, a utility room and a laundry area. The first floor has 2 beautiful bedrooms as well as a shower room and a

separate WC. Adjoining and not communicating with the house, a cellar. Outside, a large plot of 2898 m<sup>2</sup> with a view of the pretty surrounding countryside, including a beautiful outbuilding. Don't delay in discovering this magnificent 17th century farmhouse which offers you many possibilities for development. Contact us

## Summary

Property type:	House
Bedrooms:	4
Price	€178,500

## Key Information

Year Built:	1616
Internal Area:	145 sqm
Land Area:	0.29 ha

## Location: Brittany



## Gallery







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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## 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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