

[Click to view MFH-MJW02209](#)

## Neo-breton Type House With Stone Outbuilding In The Countrys in Brittany

Cléguérec , Morbihan , Brittany



**€204,750**

inc. of agency fees

3 Beds 1 Baths 125.41 sqm 0.18 ha

Are you looking for quiet spot with lovely view? Then this house is for you Only 5 km from the village and his...

### At a Glance

<b>Reference</b>	MFH-MJW02209	<b>Near to</b>	Cléguérec	<b>Price</b>	€204,750
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	125.41 sqm
<b>Land</b>	0.18 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Are you looking for quiet spot with lovely view? Then this house is for you Only 5 km from the village and his amenities, located on a nice plot of 1847 m2, this pretty neo-Breton house offers you on the ground floor: a spacious fitted kitchen, a bedroom and a bathroom as well as a separate toilet. Also, a large and bright living room with log burner. You will appreciate the veranda which offers you, in addition to the brightness,

a magnificent unobstructed view of the surrounding countryside. Upstairs, a large mezzanine landing serves 2 beautiful bedrooms, a shower room and a toilet. A full basement including a garage with motorized garage door, a laundry room and a cellar completes the property. Outside you will enjoy a charming enclosed garden with a superb view and without nuisances, as well as an annex to be converted into a workshop or a gîte according to your wishes. Sanitation refurbished in 2022. A refresh is still necessary, but many possibilities to offer. So, convinced? Contact us for more information.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€204,750

## Key Information

Year Built:	1977
Internal Area:	125.41 sqm
Land Area:	0.18 ha

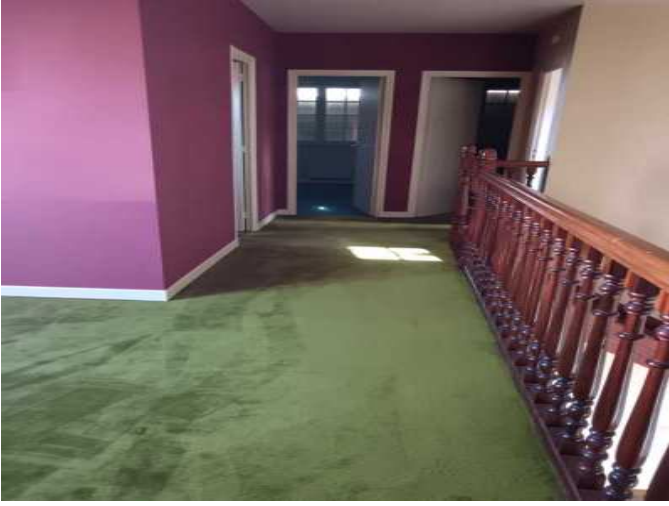
## Location: Brittany



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates