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## Isolated And Renovated Property With Gite in Brittany

Kergrist , Morbihan , Brittany



**€310,960**

inc. of agency fees

4 Beds 1 Baths 166.6 sqm 0.43 ha

Unique location for this  
beautiful renovated stone  
property in the middle of the  
fields At the end of a long dead...

### At a Glance

Reference MFH-MJW02213

Near to Kergrist

Price €310,960

Bed 4

Bath 1

Hab.Space 166.6 sqm

Land 0.43 ha

Pool No

Land Tax N/A

### Property Description

Unique location for this beautiful renovated stone property in the middle of the fields At the end of a long dead end, a pretty house awaits you with the following configuration: small entrance hall, modern kitchen/dining room, a corridor leading to the toilet, bedroom and bathroom/WC, cozy living room with insert which gives access to a beautiful 80 m2 terrace and a spacious laundry room. Two bedrooms, mezzanine and converted attic upstairs. Careful decoration and high quality renovation: openings, heat pump, roof, frame part, electricity, insulation... which explains among other things its excellent energy performance. Little extra, an adjoining 50 m2 gîte, currently rented furnished at 500 ? charges included. A large plot of 4300 m2 completely enclosed, well and outbuilding which serves as a garage/workshop. No houses nearby, the birds wake you up in the morning. The towns of PONTIVY and LOUDEAC are less than 15 km away. Do you want to change your living environment? Looking for peace and quiet? Let yourself be tempted by this ad and contact us for a visit

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€310,960

Key Information

Year Built:	1900
Internal Area:	166.6 sqm
Land Area:	0.43 ha

Location: Brittany



## Gallery









As Featured in

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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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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 cooling 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**



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