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## Isolated And Renovated Property With Gite in Brittany

**Kergrist , Morbihan , Brittany**



**€343,200**

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

<b>Reference</b>	MFH-MJW02213	<b>Near to</b>	Kergrist	<b>Price</b>	€343,200
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	166.6 sqm
<b>Land</b>	0.43 ha	<b>Pool</b>	No	<b>Land Tax</b>	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

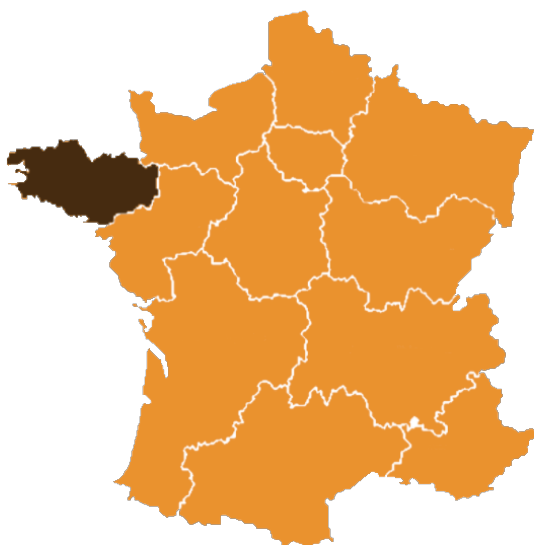
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€343,200

Key Information

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

Location: Brittany



## Gallery







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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.

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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.

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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.

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