



L'AGENCE & VOUS

CÔTE D'EMERAUDE

315 000 €

Buying duplex

4 rooms

Surface : 70 m²

Surface of the living : 26 m²

Year of construction : 1980

Inner condition : new

Building condition : good

Amenities :

Sanitation: All the sewer, floor, Type of residence: Closed, Ref Cadastre : 35284000AL0494, double glazing

3 bedroom

2 showers

2 WC

1 garage



Duplex Mi287 Saint-Jouan-des-Guérets

! EXCLUSIVE OFFER ! The Agency&You, Océane VITTE 0760797820 offers you this duplex apartment of 70 m², ideally located within walking distance of all amenities. Completely renovated, on the top floor of a small, peaceful condominium. It features a bright living room of 24 m², a practical kitchen, three bedrooms, two modern bathrooms, and two toilets, providing optimal comfort for a family or as an investment. The finishes are carefully done, with no work needed. A rare property combining modernity, functionality, and tranquility. Major bonus: an enclosed underground parking space. A must-see! No ongoing legal procedures, monthly charges 99 €, managed by a professional syndic.

Legal information

315 000 € fees included

5,00% VAT of fees paid by the buyer (300 000 € without fees), well condominium (41 lots in the condominium), annual current expenses 1 184 € (99 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
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