



L'AGENCE & VOUS

CÔTE D'EMERAUDE

173 250 €

Buying house

3 rooms

Surface : 50 m²

Surface of the land : 397 m²

Year of construction : 1970

Exposition : Ouest

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : slate

Amenities :

single floor, Cadastral reference:

353620000B0446, double glazing, Water

Energy: ELECTRIC BALLOON

2 bedroom

1 shower

1 WC

1 parking

Legal information

173 250 € fees included

5,00% VAT of fees paid by the buyer

(165 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr.



House Ov276 Miniac-Morvan

EXCLUSIVE! L'Agence&Vous, Océane MITTET 0760797820, presents this charming single-story house located in the heart of Le Tronchet, just steps from the renowned golf course. This home offers a peaceful and verdant living environment. It comprises a bright living/dining room, two bedrooms with hardwood floors, and a shower room with WC. Outside, you'll enjoy a beautifully landscaped garden of approximately 400 m², perfect for sunny days. A private parking space and a small outbuilding complete this property. It would be ideal for a young couple or a young retiree. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Document non contractuel - 25/05/2026



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