



L'AGENCE & VOUS

CÔTE D'EMERAUDE

189 000 €

Buying house

4 rooms

Surface : 75 m²

Surface of the living : 21 m²

Surface of the land : 184 m²

Year of construction : 1948

Exposition : Ouest

Amenities :

Surf terrace. 35, calm, Transportation:

Bus, school bus, Proximité : Proche centre

bourg, Garage area: 16, Ref Cadastre :

353060000B1268, double glazing, Water

distribution: INDIVIDUAL, Water Energy:

ELECTRIC BALLOON

2 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

Legal information

189 000 € fees included

5,00% VAT of fees paid by the buyer

(180 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

georisques.gouv.fr.



House Mb260 Saint-Père

- EXCLUSIVE! The Agency & You, Mélanie BLANVILLAIN 06 83 09 89 98, presents her favorite find: a charming stone house of approximately 75 m², located just 2 minutes from the town center of Saint-Père-Marc-en-Poulet. It's a peaceful setting, close to shops, bus stops, and quick access to the four-lane road toward St Malo. On the ground floor, an entrance leads to a bright living room, then a dining area with a wood-burning fireplace and an open, fitted and equipped kitchen, a shower room with WC, and a laundry room—all opening onto a fully enclosed terrace and courtyard. Upstairs, you'll find two bedrooms and a through room that can be used as an office, walk-in closet... whatever suits your needs. You'll also appreciate the "garage" for bikes, motorcycles, and storage, measuring about 16 m², as well as two or three parking spaces. Just move in and start living! Don't hesitate to visit soon! Information on the risks this property is exposed to...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 960 and 1350 € (reference year 2023)
Document non contractuel - 25/05/2026



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RCS 888788700SIRET 88878870000019 - Document non contractuel - Barème de prix disponible sur notre site internet