



L'AGENCE & VOUS

CÔTE D'EMERAUDE

577 500 €

Buying house

5 rooms

Surface : 113 m²

Surface of the living : 23 m²

Surface of the land : 720 m²

Year of construction : 1974

Exposition : Sud

Hot water : Gaz

Inner condition : to modernize

External condition : good

Amenities :

Cellar (surface) : 8, Garage area: 17, Ref

Cadastre : 69034000AP0126, Water

Energy: GAS

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Legal information

577 500 € fees included

5,00% VAT of fees paid by the buyer (550 000 € without fees), well condominium (32 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House OV278 Caluire-et-Cuire

EXCLUSIVE! L'Agence&Vous, Océane MITTET 0760797820, presents this house located in the heart of the sought-after Montessuy district. This bright house, with over 110 m² of living space, offers an ideal living environment for a family, in a quiet location close to all amenities. Built on a fully enclosed 720 m² plot, it features perfectly laid-out rooms. On the ground floor (with a finished basement), you will find an entrance hall leading to a pantry, a boiler room, a cellar, and a spacious bedroom with a dressing room (over 20 m²) and its own bathroom. This space is ideal for accommodating family, creating a guest suite, or a professional office. A 16 m² garage completes this level. On the first level: a beautiful 35m² living space comprising a living room open to the kitchen, opening onto a balcony. Two bedrooms, an office which could be used as a child's bedroom, a bathroom and a separate WC. The 720 m² garden, landscaped with trees and...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Document non contractuel - 25/05/2026



L'Agence et Vous - 39 bd du Villou - 35800 Dinard

Tél: 02 99 20 13 54 - oceane@lagenceetvous.bzh - www.lagenceetvous.bzh

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