



L'AGENCE & VOUS

CÔTE D'EMERAUDE

296 115 €

Buying house

4 rooms

Surface : 96 m²

Surface of the living : 96 m²

Surface of the land : 191 m²

Year of construction : 2023

Exposition : Est ouest

Hot water : Thermodynamique

Inner condition : new

External condition : new

Couverture : slate

Amenities :

double glazing, Baies à Galandage, deux terrasses, Portail motorisé, calm

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

Legal information

296 115 € fees included

3,90% VAT of fees paid by the buyer (285 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House MB293 La Fresnais

The Agency and You, Mélanie BLANVILLAIN 06 83 09 89 98, is excited to share its favorite find: this house of approximately 96 m², located in a quiet area near the town center, just a 10-12 minute walk from shops, schools, the train station, and all amenities. Move right in to this fully renovated house (2022), thoughtfully designed with trendy decor and a wooden frame extension. On the ground floor, you'll find an entrance with closets and a toilet with a hand basin, a living room/dining area, both opening onto an open-plan kitchen (soCoo'c), practical, fully fitted, and equipped, plus two terraces—one facing east, the other west—providing natural light throughout the day. Upstairs, a landing leads to two bedrooms, a bathroom (with shower and bathtub), a master suite (with dressing room and private shower room), and a separate toilet. A garage of approximately 22 m² with an attic for extra storage completes this property. WE LOVE: the...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A
Estimated annual energy between 630 and 890 € (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