



L'AGENCE & VOUS

CÔTE D'EMERAUDE

441 000 €

Buying house

4 rooms

Surface : 105 m²

Surface of the living : 29 m²

Surface of the land : 500 m²

Year of construction : 2021

Hot water : Thermodynamique

Inner condition : new

Amenities :

Poêle à bois, Vie de plain pied, Buanderie

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

Legal information

441 000 € fees included

5,00% VAT of fees paid by the buyer (420 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House Pléneuf-Val-André

! EXCLUSIVE ! Agence&Vous, Océane MITTET 0760797820, offers you a quality recent home just steps from Port Morvan. Located in a quiet and sought-after area, close to Port Morvan and amenities, discover this modern house that combines comfort, practicality, and great potential for growth. On the ground floor, you'll be welcomed by an entrance hall leading to a bright living area featuring a living-dining room with a pellet stove, open to a fully fitted and equipped kitchen. Also on this level, an independent sleeping area includes a bedroom, a shower room, and a separate toilet, providing ideal everyday comfort. Upstairs, a spacious mezzanine connects two large bedrooms, a bathroom, and a separate toilet. A garage with an automatic door. You will also have access to a convertible attic, offering many possibilities according to your wishes. Set on a plot of approximately 500 m², this home stands out for its brightness, modern features, and...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A
Document non contractuel - 20/09/2026



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

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

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