



L'AGENCE & VOUS

CÔTE D'EMERAUDE

Price on request

Buying house

4 rooms

Surface : 84 m²

Surface of the living : 25 m²

Surface of the land : 5945 m²

Year of construction : 1970

Exposition : Nord est

View : Jardin, campagne

Hot water : Individuel

Amenities :

Terrasse de surf. 15, calm, Proximité :
Bourg, commerces, écoles, commodités,
Surface de garage : 35, wooded, Water
distribution: INDIVIDUAL, Water Energy:
GAS, fireplace

3 bedroom

1 terrace

1 shower

1 WC

1 garage

3 parkings

Legal information

Price on request

Consult us to know the price of sale no
current procedure, information on the risks
to which this property is exposed is
available on [georisques.gouv.fr](http://www.georisques.gouv.fr).



House Mb241 Plerguer

- EXCLUSIVELY - L'Agence&Vous, Mélanie BLANVILLAIN 06 83 09 89 98, presents for sale, in the countryside of Plerguer, 7 minutes by car from Dol-de-Bretagne, quick access 4 lanes towards Saint-Malo, Rennes... in a bucolic setting, in absolute calm, this house of approximately 85 m2. It offers you on the ground floor a fitted and equipped kitchen, opening onto a terrace, with a storeroom. In its extension, a large shower room, a toilet, then a living room / lounge with a stone fireplace. Upstairs, three bedrooms. Also a garage (approx. 34 m2), a garden shed, and a wood shed. All on a plot of 5,945 m2 with trees. Work to be planned. Ideal for nature lovers! To your projects! Housing with excessive energy consumption. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C
Estimated annual energy between 4530 and 6170 € (reference year 2023)
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RCS 888788700SIRET 88878870000019 - Document non contractuel - Barème de prix disponible sur notre site internet