



L'AGENCE & VOUS

CÔTE D'EMERAUDE

228 580 €

Buying house

4 rooms

Surface : 104 m²

Surface of the living : 28 m²

Surface of the land : 1305 m²

Year of construction : 1900

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : slate

Amenities :

grenier, Chambre de plain-pied, double glazing, calm

3 bedroom

1 terrace

1 shower

1 WC

5 parkings

Legal information

228 580 € fees included

3,90% VAT of fees paid by the buyer

(220 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

georisques.gouv.fr.



House MB292 Plerguer

The Agency&You, Mélanie BLANVILLAIN 06 83 09 89 98, presents this charming stone house of approximately 104 m², located in a peaceful setting in the countryside of Plerguer, just a 3 to 4-minute drive from the town center and all its amenities. On the ground floor, you'll find a living area (living/dining room) with an open, fitted, and equipped kitchen, a bedroom, and a shower room with toilet, enabling single-level living. The upper floor features two bedrooms and a laundry room that can be converted into a bathroom. BIG PLUS: a convertible attic offering the possibility to expand the living space, and an outbuilding (attached to the house) in need of complete renovation—perfect for creating a guest house or a home office for a liberal profession... plenty of room to unleash your creativity. To enjoy the outdoors, there is a south-facing terrace and a charming, landscaped garden with trees. Plot of 1305 m². New individual sanitation system...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1720 and 2380 € (reference year 2023)
Document non contractuel - 25/05/2026



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