



L'AGENCE & VOUS

CÔTE D'EMERAUDE

238 970 €

Buying house

5 rooms

Surface : 109 m²

Surface of the living : 32 m²

Surface of the land : 364 m²

Year of construction : 1973

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : A rafraîchir

External condition : good

Couverture : slate

Amenities :

Poêle à bois, double glazing, carport,

Arrière cuisine, Portail automatique, calm

3 bedroom

1 terrace

2 showers

2 WC

3 parkings

Legal information

238 970 € fees included

3,90% VAT of fees paid by the buyer
(230 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House MB297 Plerguer

L'Agence&Vous, Mélanie BLANVILLAIN 06 83 09 89 98, presents this house of approximately 109 m² of living space, ideally located in a quiet area and just a 5-minute walk from the center of Plerguer and all its amenities! The ground floor features a spacious living room with a wood-burning stove and an open kitchen, both opening onto a south-facing terrace (and garden). There is also a utility room, a toilet, a bathroom, and a room of about 13 m² that can be used as a bedroom. Upstairs, a landing with a closet leads to three bedrooms and a bathroom with toilet. Carport. All set on a fully enclosed plot of 364 m², with an electric gate. A must-see!

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B
Estimated annual energy between 2300 and 3170 € (reference year 2023)
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RCS 888788700SIRET 88878870000019 - Document non contractuel - Barème de prix disponible sur notre site internet