



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

523 950 €

**Buying house**

**4 rooms**

**Surface : 127 m<sup>2</sup>**

**Surface of the land : 332 m<sup>2</sup>**

**Year of construction : 2019**

**Exposition : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : Exceptionnel**

**Couverture : slate**

**Amenities :**

Borne de recharge pour..., Abri de jardin,

Très lumineux, Suite parentale, double

glazing, Grandes baies en alu graté,

Buanderie, Terrasse en bois IPE, calm

3 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

**Legal information**

523 950 € fees included

5,00% VAT of fees paid by the buyer

(499 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).



## House MB294 Saint-Coulomb

- EXCLUSIVELY - L'Agence&Vous, Mélanie BLANVILLAIN 06 83 09 89 98, is excited to present her favorite pick: this contemporary 2019 home, perfectly maintained, with approximately 127 m<sup>2</sup> of living space (133 m<sup>2</sup> floor area), ideally located in a quiet setting, close to the town center and all amenities (shops, bus stops to St Malo and Cancale...) and just a 6-7 minute drive from the nearest beaches! Come and settle into this house whose brightness, layout, spaciousness, and tasteful decor will charm you! On the ground floor, an entrance with a closet and a toilet leads to a spacious living area of about 61 m<sup>2</sup>, flooded with sunlight thanks to its south-facing orientation, opening via large sliding glass doors onto an exotic wood terrace, perfect for enjoying sunny days. The kitchen, welcoming and practical, fully fitted and equipped, is ideal for sharing enjoyable moments with family or friends. A fitted utility/laundry room provides access to...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 970 and 1312 € (reference year 2023)  
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