



L'AGENCE & VOUS

CÔTE D'EMERAUDE

207 800 €

Buying house

4 rooms

Surface : 110 m²

Surface of the living : 39 m²

Surface of the land : 415 m²

Year of construction : inf 1940

Exposition : Nord est

Hot water : Electrique

Inner condition : to renovate

Couverture : slate

Amenities :

Cheminée, Chambre de plain-pied, double glazing, Dépendances

3 bedroom

1 bathroom

1 WC

1 garage

Legal information

207 800 € fees included

3,90% VAT of fees paid by the buyer (200 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House MB305 Saint-Guinoux

GREAT RENOVATION POTENTIAL!! - L'Agence&Vous, Mélanie BLANVILLAIN 06 83 09 89 98, offers for sale this stone house of approximately 110 m², to be fully renovated, located in the heart of Saint-Guinoux village, just steps from shops and only a 15-minute drive from Saint-Malo. It is laid out as follows: On the ground floor, an entrance with a toilet leads on one side to a living room with a wood-burning fireplace and an unfitted kitchen, and on the other side, a bedroom. Upstairs, a landing serves a convertible attic with above it, accessible by a loft ladder, a second convertible attic, then a hallway providing access to two bedrooms, an additional room/attic to be converted, and a bathroom. Attached to the house are stone outbuildings to renovate, easily adaptable. All of this opens onto a courtyard. A wonderful renovation and development opportunity for a family, an investor, a professional..., perfect for letting your creativity run free. A...

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C
Estimated annual energy between 2330 and 3200 € (reference year 2023)
Document non contractuel - 20/09/2026



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