



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

218 400 €

**Buying house**

**4 rooms**

**Surface : 85 m<sup>2</sup>**

**Surface of the living : 34 m<sup>2</sup>**

**Surface of the land : 422 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud**

**Hot water : Thermodynamique**

**Inner condition : new**

**External condition : new**

**Amenities :**

single floor, Ref Cadastre :

22388000AB0092, double glazing, Water

Energy: THERMODYNAMIC

3 bedroom

1 terrace

1 shower

1 WC

2 parkings

**Legal information**

218 400 € fees included

5,00% VAT of fees paid by the buyer

(208 000 € 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 Ov280 Vildé-Guingalan

**! EXCLUSIVE!** L'Agence&Vous, Océane VITTE 0760797820, offers you this 85m<sup>2</sup> house in the town of Vildé-Guingalan. Discover this charming single-story house, fully renovated in 2024, offering modern and functional amenities. It comprises a bright living room with an open-plan kitchen, leading directly onto a terrace, perfect for enjoying sunny days. The sleeping area includes three bedrooms of approximately 10 m<sup>2</sup> each, a modern shower room, and a separate WC. Situated on a 420 m<sup>2</sup> plot, facing due south, this house benefits from excellent sunshine. Electric gate. Turnkey house, no work required. Don't delay, visit now!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
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