



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

## Price on request

### Buying house

5 rooms

Surface : 90 m<sup>2</sup>

Surface of the land : 90 m<sup>2</sup>

Year of construction : 1949

Exposition : Sud

### Amenities :

Ref Cadastre : 223880000A0465, double glazing, Water Energy: ELECTRIC BALLOON, fireplace

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

### Legal information

Price on request

Consult us to know the price of sale no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://www.georisques.gouv.fr).



## House Vildé-Guingalan

**! EXCLUSIVE!** Agence&Vous, Michel DEFRANCA 0685053135, offers you this pretty, fully renovated stone house in a quiet countryside setting, not far from the Dinan/Saint-Brieuc axis. The ground floor comprises a living room with a semi-open kitchen - a cozy wood-burning stove - a bathroom and separate toilet. On the first level, there are three bedrooms, a shower room, and a separate toilet. The converted attic could be an additional bedroom. A small garden and south-facing terrace. Ideal for first-time buyers or investors. To be discovered quickly! Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

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