



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

337 675 €

Buying house

7 rooms

Surface : 159 m<sup>2</sup>

Surface of the living : 18 m<sup>2</sup>

Surface of the land : 647 m<sup>2</sup>

Year of construction : 1989

Exposition : Sud est

View : Jardin

Amenities :

Surf terrace. 54, calm, Transportation:

Bus, school bus, Proximity: Town center,

shops, schools, restaurants, amenities,

Garage surface: 75, Cadastral reference:

352240000C0500, wooded, double

glazing, Water distribution: INDIVIDUAL,

Water Energy: FUEL

5 bedroom

1 terrace

2 showers

2 WC

1 garage

3 parkings

Legal information

337 675 € fees included

3,90% VAT of fees paid by the buyer

(325 000 € 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 Mb247 Plerguer

- EXCLUSIVELY - L'Agence & Vous, Mélanie BLANVILLAIN 06 83 09 89 98, presents this charming house of approximately 159 m<sup>2</sup> in an ideal location, in a quiet area, close to the town center on foot, all its amenities, and the bus stop towards Saint-Malo. It offers you an entrance, a living room / lounge with a fully fitted and equipped open kitchen, functional, opening onto a spacious heated veranda (35 m<sup>2</sup>) opening entirely through large windows onto the garden and the terrace. Also, two bedrooms, a bathroom with walk-in shower, and a toilet. The upper floor has a large mezzanine which could be suitable for an office or library space, and which serves three bedrooms, one of which has a dressing room, a shower room and WC. Full basement over the entire surface of the house consisting of a garage with motorized door, a wine cellar, and storage space. All on a plot of 647 m<sup>2</sup>, fully enclosed and landscaped. Don't wait any longer to visit!!!...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2550 and 3520 € (reference year 2023)  
Document non contractuel - 15/06/2026



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