



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

322 090 €

## Buying house

6 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

Surface of the land : 1057 m<sup>2</sup>

Year of construction : 1981

Exposition : Sud

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : slate

## Amenities :

poêle à granules récent, 2 chambres de plain-pied, salle de bains en RDC, sous-sol, double glazing, Buanderie, proximité commerces

5 bedroom

1 bathroom

1 shower

2 WC

2 garages

5 parkings

## Legal information

322 090 € fees included

3,90% VAT of fees paid by the buyer (310 000 € 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 MB300 Plerguer

L'Agence&Vous, Mélanie BLANVILLAIN 06 83 09 89 98, presents to you, within walking distance of the center of Plerguer and all its amenities, this family home of approximately 150 m<sup>2</sup> of living space, offering generous rooms and great potential. The ground floor features an entrance with a closet and a toilet, a fitted and equipped kitchen, a south-facing living room with a pellet stove, two bedrooms (one of 17 m<sup>2</sup>), and a bathroom. Upstairs, you will find three spacious bedrooms, a shower room, a separate WC, as well as two rooms currently used for storage, which could be converted into an office, playroom, additional shower room... depending on your needs. A full basement covering the entire footprint of the house includes a garage of approximately 48 m<sup>2</sup>, a laundry room, and a room for storage or a future workshop. A shed of roughly 74 m<sup>2</sup>, perfect for a craftsman, a vehicle collector, or any other project, completes this property. The fully...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2290 and 3150 € (reference year 2023)  
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L'Agence et Vous - 39 bd du Villou - 35800 Dinard

Tél: 02 99 20 13 54 - [oceane@lagenceetvous.bzh](mailto:oceane@lagenceetvous.bzh) - [www.lagenceetvous.bzh](http://www.lagenceetvous.bzh)

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