



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

## Price on request

**Buying maison**

**3 rooms**

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

**Surface of the land : 733 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Individuel**

**Amenities :**

Calme, Transport : Bus saint-malo, transport scolaire dol, train., Proximité : Immédiate centre bourg, commerces, écoles, commodités à pied., Terrain arboré, Double-vitrage, Distribution eau : INDIVIDUEL, Energie Eau : BALLON ELECTRIQUE

2 bedroom

1 shower

1 WC

1 garage

### 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://georisques.gouv.fr).



## Maison Mb101 Plerguer

- UNDER OFFER - L'Agence&Vous, Mélanie BLANVILLAIN 06 83 09 89 98, offers for sale in the town center of Plerguer this charming stone and earth house from the 1900s, close to all amenities (shops, schools, public transport, etc.) ..) and only three minutes by car from the access to the expressway towards Saint-Malo. It consists of an entrance leading to a living room with a fitted / equipped kitchenette and a fireplace, then a cellar with a convertible attic, a shower room with WC, and a bedroom. Upstairs you will find a bedroom and another attic that can also be converted. A garage completes this property. All on a plot of 733 m<sup>2</sup>, closed, raised and constructible. Work is to be expected, great potential! Housing with excessive energy consumption. To visit without delay!

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 2860 and 3910 € (reference year 2021)  
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