



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

189 000 €

Buying maison

4 rooms

Surface : 75 m<sup>2</sup>

Surface of the living : 21 m<sup>2</sup>

Surface of the land : 184 m<sup>2</sup>

Year of construction : 1948

Exposition : Ouest

Amenities :

Terrasse de surf. 35, Calme, Transport :

Bus, ramassage scolaire, Proximité :

Proche centre bourg, Surface de garage :

16, Ref Cadastre : 353060000B1268,

Double-vitrage, Distribution eau :

INDIVIDUEL, Energie Eau : BALLON

ELECTRIQUE

2 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

#### Legal information

189 000 € fees included

5,00% VAT of fees paid by the buyer

(180 000 € 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).



## Maison Mb260 Saint-Père

- EXCLUSIVE! The Agency & You, Mélanie BLANVILLAIN 06 83 09 89 98, presents her favorite find: a charming stone house of approximately 75 m<sup>2</sup>, located just 2 minutes from the town center of Saint-Père-Marc-en-Poulet. It's a peaceful setting, close to shops, bus stops, and quick access to the four-lane road toward St Malo. On the ground floor, an entrance leads to a bright living room, then a dining area with a wood-burning fireplace and an open, fitted and equipped kitchen, a shower room with WC, and a laundry room—all opening onto a fully enclosed terrace and courtyard. Upstairs, you'll find two bedrooms and a through room that can be used as an office, walk-in closet... whatever suits your needs. You'll also appreciate the "garage" for bikes, motorcycles, and storage, measuring about 16 m<sup>2</sup>, as well as two or three parking spaces. Just move in and start living! Don't hesitate to visit soon! Information on the risks this property is exposed to...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 960 and 1350 € (reference year 2023)  
Document non contractuel - 23/04/2026



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