



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

413 522 €

**Buying maison**

**5 rooms**

**Surface : 110 m<sup>2</sup>**

**Surface of the living : 19 m<sup>2</sup>**

**Surface of the land : 80 m<sup>2</sup>**

**Year of construction : 1800**

**Exposition : Sud**

**Amenities :**

Surface de garage : 18, Ref Cadastre :

35314000AH0292, Double-vitrage, Energie

Eau : FIOUL, Cheminee

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

**Legal information**

413 522 € fees included

3,90% VAT of fees paid by the buyer

(398 000 € 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 Ov256 Saint-Suliac

L'Agence&Vous, Océane VITTE 0760797820, presents this former fisherman's cottage in a prime location. Situated in the historic center of one of France's most beautiful villages, just a few kilometers from Saint-Malo, this property offers great potential with 110 m<sup>2</sup> of living space, allowing you to unleash your imagination for your future project. The ground floor comprises an entrance hall, a kitchen, a living/dining room with a fireplace, a utility room, and a shower room (accessible for people with reduced mobility). Upstairs, there is a landing, three generously sized bedrooms, and a bathroom with a toilet. The roof and windows are in good condition. The attic is convertible. A major and rare bonus: a garage, a shed, and a small garden complete this property. A wonderful opportunity to bring to life a family or holiday home project in a rare and sought-after setting. Information on the risks to which this property is exposed is available...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Document non contractuel - 23/04/2026

L'Agence et Vous - 39 bd du Villou - 35800 Dinard

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