



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

218 400 €

Buying maison

4 rooms

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

Surface of the living : 34 m<sup>2</sup>

Surface of the land : 422 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud

Hot water : Thermodynamique

Inner condition : Neuf

External condition : Neuf

Amenities :

plain-pied, Ref Cadastre :

22388000AB0092, Double-vitrage, Energie

Eau : THERMODYNAMIQUE

3 bedroom

1 terrace

1 shower er

1 WC

2 parkings

#### Legal information

218 400 € fees included

5,00% VAT of fees paid by the buyer

(208 000 € 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 Ov280 Vildé-Guingalan

**! EXCLUSIVE!** L'Agence&Vous, Océane VITTEZ 0760797820, offers you this 85m<sup>2</sup> house in the town of Vildé-Guingalan. Discover this charming single-story house, fully renovated in 2024, offering modern and functional amenities. It comprises a bright living room with an open-plan kitchen, leading directly onto a terrace, perfect for enjoying sunny days. The sleeping area includes three bedrooms of approximately 10 m<sup>2</sup> each, a modern shower room, and a separate WC. Situated on a 420 m<sup>2</sup> plot, facing due south, this house benefits from excellent sunshine. Electric gate. Turnkey house, no work required. Don't delay, visit now!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
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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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