



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

259 967 €

**Buying maison**

**6 rooms**

**Surface : 155 m<sup>2</sup>**

**Surface of the living : 77 m<sup>2</sup>**

**Year of construction : 1949**

**Exposition : Sud**

**Couverture : Ardoises**

**Amenities :**

Surface de garage : 20, Ref Cadastre :

35095000AK0119, Double-vitrage,

Distribution eau : INDIVIDUEL, Energie Eau :

BALLON ELECTRIQUE

5 bedroom

1 terrace

1 bathroom

2 show ers

2 WC

1 garage

2 parkings

**Legal information**

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Fees paid by the owner, well condominium(14 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://www.georisques.gouv.fr).



## Maison Ov223 Dol-de-Bretagne

**! EXCLUSIVE!** L'Agence&Vous, Océane VITTE 0760797820, offers you in a quiet countryside location, close to Dol-de-Bretagne, this fully renovated house with beautiful volumes. You will be seduced by the 80 m<sup>2</sup> living room with its open kitchen and cathedral-effect living room. Complete the ground floor: a utility room, a separate toilet and a master suite. Upstairs, a large hallway leads to four additional bedrooms, a separate toilet and a bathroom. Attached garage. South-facing terrace, small garden. Guaranteed to be a favorite! Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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