



L'AGENCE & VOUS

CÔTE D'EMERAUDE

337 675 €

Buying maison

7 rooms

Surface : 159 m²

Surface of the living : 18 m²

Surface of the land : 647 m²

Year of construction : 1989

Exposition : Sud est

View : Jardin

Amenities :

Terrasse de surf. 54, Calme, Transport :

Bus, ramassage scolaire, Proximité :

Centre bourg, commerces, écoles,
restaurants, commodités, Surface de

garage : 75, Ref Cadastre :

352240000C0500, Terrain arboré, Double-

vitrage, Distribution eau : INDIVIDUEL,

Energie Eau : FIOUL

5 bedroom

1 terrace

2 show ers

2 WC

1 garage

3 parkings

Legal information

337 675 € fees included

3,90% VAT of fees paid by the buyer

(325 000 € without fees), no current
procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr.



Maison Mb247 Plerguer

- EXCLUSIVELY - L'Agence & Vous, Mélanie BLANVILLAIN 06 83 09 89 98, presents this charming house of approximately 159 m² in an ideal location, in a quiet area, close to the town center on foot, all its amenities, and the bus stop towards Saint-Malo. It offers you an entrance, a living room / lounge with a fully fitted and equipped open kitchen, functional, opening onto a spacious heated veranda (35 m²) opening entirely through large windows onto the garden and the terrace. Also, two bedrooms, a bathroom with walk-in shower, and a toilet. The upper floor has a large mezzanine which could be suitable for an office or library space, and which serves three bedrooms, one of which has a dressing room, a shower room and WC. Full basement over the entire surface of the house consisting of a garage with motorized door, a wine cellar, and storage space. All on a plot of 647 m², fully enclosed and landscaped. Don't wait any longer to visit!!!...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 2550 and 3520 € (reference year 2023)
Document non contractuel - 23/04/2026



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RCS 888788700SIRET 88878870000019 - Document non contractuel - Barème de prix disponible sur notre site internet