

565 000 €

For sale house

Surface : 175 m²

Surface of the living : 45 m²

Surface of the land : 916 m²

Year of construction : 1975

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : slate

Features :

fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

3 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 parking

Legal information

565 000 € fees included

2,73% VAT of fees paid by the buyer (550 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 1224 Guérande

EXCLUSIVE TO IMMOPART, In a peaceful Guérande hamlet, charming house of approximately 175 m² with no overlooking neighbors. You'll be charmed by its beautiful south-facing living room of 45 m², and the master suite located on the ground floor completes this property. The bright and spacious upper floor, featuring 3 bedrooms and 2 bathrooms, is perfect for welcoming family or children. The enclosed garden adds a touch of greenery and offers a private sanctuary. **A MUST SEE!!!**

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 2260 and 3119 € (reference year 2022)
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