

489 900 €

For sale house

5 rooms

Surface : 165 m²

Surface of the living : 45 m²

Surface of the land : 1105 m²

Year of construction : 1985

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : slate

Features :

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

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

Legal information

489 900 € fees included

3,14% VAT of fees paid by the buyer (475 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 311 Guérande

GUÉRANDE, just 3km from the town centre, come and discover this 165m² family home, bathed in light thanks to its ideal exposure. Spacious and well-designed, it will seduce you with its quality materials and comfort. A real asset: the possibility of converting two dwellings without major work, ideal for a family project or a rental investment! Outside, enjoy a beautiful 1105 m² wooded garden, not overlooked, in a calm and preserved environment. A double garage completes this rare property in the area. To visit without delay!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 2000 and 2770 € (reference year 2021)
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