

353 000 €

For sale house

5 rooms

Surface : 101 m²

Surface of the living : 33 m²

Surface of the land : 643 m²

Year of construction : 1849

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : slate

Features :

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

4 bedroom

1 terrace

1 bathroom

2 showers

2 WC

1 garage

4 parkings

Legal information

353 000 € fees included

3,82% VAT of fees paid by the buyer (340 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 1231 Guérande

IMMOPART GUERANDE Area of LA MADELEINE A must-see, this beautiful stone house of approximately 101m² has been tastefully renovated. This house, with no neighbors overlooking it, is perfect for nature lovers seeking peace and quiet. Ideal for a family with its 3 bedrooms, a laundry room that can easily be converted into an additional bedroom at low cost, 2 bathrooms (one with a bathtub), 2 toilets, living/dining room with a pellet stove, and an open, fitted, and equipped kitchen. To complete the property, you will enjoy relaxing moments on the lovely 44m² wooden terrace as well as its heated pool! Don't wait to come and see it!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1590 and 2210 € (reference year 2022)
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Carte professionnelle CPI 4402 2021 000000023 - RCS 902 603 935 - Document non contractuel