

**448 500 €**

**For sale house**

**5 rooms**

**Surface : 134 m²**

**Surface of the living : 60 m²**

**Surface of the land : 845 m²**

**Year of construction :** pierre et parpaing

**Exposition :** Sud

**View :** Jardin

**Hot water :** Electrique

**Inner condition :** good

**External condition :** good

**Couverture :** slate

**Features :**

fireplace, Bedroom on ground floor, double glazing, calm

5 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

**Legal information**

448 500 € fees included

3,10% VAT of fees paid by the buyer (435 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**House 307 Guérande**

Splendid 134m² residence in the heart of the Village district in Guérande. Two levels to better enjoy the space: five bedrooms, two shower rooms, and two toilets. The 60m² living room is bathed in light thanks to its southern exposure. You will appreciate the fitted open-plan kitchen, ideal for sharing quality time with family or friends. The house, built of stone and concrete blocks, offers authentic character. The garden, a true green oasis, extends over an area of 845m². Select amenities are available: a fireplace for winter evenings, double glazing for optimal comfort, a bedroom on one level for added convenience, and a parking lot for easy parking. The sanitation system is connected to the mains drainage. Discover without delay!

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1910 and 2640 € (reference year 2021)  
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