

209 000 €

**Contact agency**

**Christelle Mesnage Immobilier**

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**For sale house**

**4 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 590 m<sup>2</sup>**

**Year of construction : 1978**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

CALM, double glazing, Laundry room

2 bedroom

1 shower

2 WC

1 parking

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**



**House 3746 ERQUY-PLENEUF VAL ANDRE**

5km from the beaches - Beautiful renovated house of 80m<sup>2</sup> of living space offering: An entrance hall, an equipped kitchen open to the living room, 2 bedrooms, a bathroom, 2 toilets, a laundry room, a mezzanine. Outside: a gravelled courtyard, a garden shed, all on enclosed grounds of 590m<sup>2</sup>. Favorite house, quiet, bright. 5km from Erquy and Pleneuf. Ref: 389V2063M DPE Energy consumption: Kwh/m<sup>2</sup>/year GHG CO<sub>2</sub> emissions: kg Co<sub>2</sub>/m<sup>2</sup>/year Information on the risks to which this property is exposed is available on the website [www.georiques.gouv.fr](http://www.georiques.gouv.fr) Find all our real estate advertisements on the website [www.christellemesnage.com](http://www.christellemesnage.com). A dynamic and professional agency that responds to all your requests for the sale of houses, apartments, land in the DINAN region or for any rentals. The Christelle Mesnage Immobilier agency welcomes you from Monday afternoon to Saturday evening for all your real estate projects in the DINAN region. Contact the agency at 02.96.88.00.01

Fees and charges :

209 000 € agency fees 4,31% à the responsibility of the buyer included

Document non contractuel

