

140 000 €

Contact agency

Agence BBii

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For sale farmhouse

Surface : 85 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Surface of the land : 912 m<sup>2</sup>

Year of construction : 1900

Exposition : Ouest

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : slate

Features :

Bedroom on ground floor, CALM

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

16/08/2024 - Prix T.T.C



### Farmhouse 8726-10 Saint-Gildas

SAINT-GILDAS 8km from QUINTIN : Single-storey single-storey stone house under slate with a living area of 85m<sup>2</sup> on land of 912m<sup>2</sup>. Access is from the rear on the terrace side. You enter a living room of 28m<sup>2</sup> opening onto a fitted and equipped kitchen of 13.50m<sup>2</sup>. Night side: a corridor leads to two large bedrooms of 16.50m<sup>2</sup> and 15m<sup>2</sup>, a bathroom and a separate toilet. Let's add a small adjoining construction serving as a laundry room of 14m<sup>2</sup> and another of 6m<sup>2</sup>. A large garage with water supply, direct access to the house of 26.30m<sup>2</sup>. A terrace at the back with the countryside as the only view facing due west. In this house no work is required other than bringing the kitchen up to date. All joinery is double-glazed PVC with manual shutters. Heating with wood insert fireplace and electric radiators. Hot water distribution with 200 liter electric tank Energy Class: Coming soon Property tax: €300 per year Individual sanitation: Septic tank awaiting control Price: €145,000 fees payable by the seller. Contact: Danielle STEENS: 06 28 49 44 22 / 04 97 22 24 83 Commercial agent: siret number: 398 390 831 000 53

Fees and charges :

140 000 € fees included

