

499 200 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

contact@christellemesnage.com

**For sale house**

**5 rooms**

**Surface : 115 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 1000 m<sup>2</sup>**

**Year of construction : 2004**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

CALM, Chambre au rdc, double glazing,

Cheminée ou poêle à bois

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : E**

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

Document non contractuel



## House 3925 Saint-Cast-le-Guido

For sale at Christelle Mesnage - SAINT-CAST, 500m from the beaches, beautiful traditional house offering 115m<sup>2</sup> of living space: an entrance hall, a spacious living room with an insert fireplace and access to the terrace, a fitted kitchen, a shower room, a bedroom and a toilet on the ground floor, 2 beautiful bedrooms, an attic that could be used as a 4th bedroom or an office and a bathroom with bathtub, shower and toilet upstairs. A garage with a laundry area. All on a beautiful plot of 2293m<sup>2</sup>. Quiet, bright house.

**Fees and charges :**

499 200 € agency fees 3,85% à the responsibility of the buyer included

