

249 100 €

Contact agency

Agence BBii

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For sale stone house

7 rooms

Surface : 126 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 693 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud ouest

View : Jardin

Hot water : Aérothermie

Inner condition : excellent

External condition : exceptional

Couverture : slate

Features :

CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

27/07/2024 - Prix T.T.C



## Stone house 8724-8 Saint-Donan

SAINT DONNAN to the southwest of St Brieuc: This stone house of 120m<sup>2</sup> under slates on a plot of 720m<sup>2</sup> is located 20 minutes from the sea in a town with all amenities (schools, shops, doctor, etc.). The land is fenced and landscaped at the rear. Terraced house on one side. On the ground floor: an entrance leads to a kitchen of more than 14m<sup>2</sup> perfectly fitted out and equipped with quality appliances, a utility room. A pleasant living room with fireplace opening onto a 24m<sup>2</sup> veranda, a real very bright living room, a haven of peace overlooking a south-facing garden, also with access to the kitchen. This room is one of the strong points of the house. A bathroom and a toilet. On the 1st floor: Three bedrooms, one of which is 17m<sup>2</sup>, a bathroom and a toilet. All joinery is PVC double glazing with manual shutters. Heating is by aérothermal heating. The roof is in good condition. In this very pleasant family home, no work required. A stone barn serving as a shed with a floor area of 80m<sup>2</sup> can be rehabilitated. Property tax : Energy Class: Coming soon Property tax : Collective sanitation: to the sewer. Price: €230,000 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 :

249 100 € fees included

