

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.



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)
Document non contractuel - 25/04/2025



Agence IMMOPART - 19 Avenue des Lauriers - 44250 Saint Brévin les Pins

Tél: 09 75 38 94 98 - tip@immo-part.fr

Carte professionnelle CPI 4402 2021 000000023 - RCS 902 603 935 - Document non contractuel