



Farmhouse

COMBRIT (29)

437 000 €



280 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

COMBRIT, farmhouse comprising a habitable house approximately 83 m² and two stone barns. Total potential of 280 m². Land: 1,166 m². One kilometer from the beautiful beach of Kermor le Treustel: 7 kilometers of white sand and dunes. 10 to 12 minute bike ride to Sainte-Marine and Ile Tudy . The house, facing south, is organized as follows: entrance, WC, cupboards, dining kitchen with old fireplace currently decorative, living room with fireplace. Upstairs: 2 large bedrooms and a bathroom (shower) with WC. Small outbuilding on the east side. Electric and wood heating. The two barns can be converted or be a garage and workshop depending on your wishes. One measures 72 m² on the ground with a beautiful wood floor above, with the same floor area, and very high ceiling. In very good condition, once fitted out it would be a very beautiful family home. The other barn measures 62 m² on the ground, in two parts (there is currently a wall in the middle), plus the possibility of using the upper floor. Whether you are looking for a property to create cottages or accommodate your whole family, or to have an outbuilding for creative hobbies, or to serve as a garage for your classic cars, the possibilities are numerous. Plenty of parking space. It is also possible to keep a boat on the ground during the winter and a camper, or possibly in one of the barns. In a quiet environment, in a pretty hamlet with neighbors on both sides but without joint ownership. Property tax: €745/year. The property is not located in a flood area nor historical preservation area. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,05% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe G

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gov. fr](http://www.georisques.gouv.fr).

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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COMBRIT (29120)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 826931

Property type Farmhouse

SURFACES

Living space 280 m²

Living room surface 45 m²

Land surface 1166 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 2

Toilets count 2

Washrooms 1

DPE/GES

DPE 427

GES 13

APPENDIX

Parking garage

Garage 2

Videophone Non

SERVICES

Heater électricité

Heater bois

Kitchen aménagée



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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