



Apartment

DOL DE BRETAGNE (35)

165 850 €



89 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

RARE FOR SALE Exclusively, this 88 m² T4 apartment with a 40 m² private terrace facing south-west is located on the first floor of a small condominium in the town of Saint Broladre. In the immediate vicinity of various services and shops (school, grocery store, bakery, butcher, restaurants, etc.), the apartment is strategically positioned just above the shops, thus offering the possibility of doing your shopping on foot. Just 15 km from Mont Saint Michel, 10 km from Dol de Bretagne, 13 km from Pontorson and 31 km from Saint Malo. Less than 5 km from the beaches and the sea! The apartment, located on the first and last floor, consists of: - An entrance with cupboards - A beautiful bright living space including a 29 m² living room/living room opening onto a 40 m² private terrace facing southwest. - A fitted kitchen - Three bedrooms, one with a dressing room - A bathroom with a laundry area - A separate toilet The property is sold unoccupied and unfurnished. I remain at your disposal to organize a visit to this apartment. Nombre de lots de la copropriété : 13, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 485€ soit 40€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 7,00% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. 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!



Sébastien MABILE

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(35610)**

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 834525

Property type Apartment

Year of construction 2006

Floor number 1

Floors count 1

Exposure S-W

View Vue dégagée, sur Jardin

SURFACES

Living space 89 m²

Surface Carrez Law 89 m²

Living room surface 29 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 13

Condominium fees 40 €/mois

Share of expenses 485 €

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

Terrace 1

DPE/GES

DPE 211

GES 6

APPENDIX

Videophone Non

SERVICES

Heater électricité économique

Kitchen aménagée



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