



Apartment

GUINGAMP (22)

415 000 €



130 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Charm, character, volume! In the heart of the shopping streets of Guingamp, you will have all the amenities at your disposal. Magnificent, bright crossing duplex with its exposed beams and monumental fireplace. This T4 of 129m² of living space, consists of 3 bedrooms, one of which is upstairs, a space of 68m² bringing together living room / dining room / open kitchen, fitted and equipped; but also a bathroom and a shower room, a separate toilet. The best part of this apartment: Rare! an exterior full of charm: 400 m² composed of a paved courtyard and its well, a maintained private garden with trees, an outbuilding of 65 m² which can be converted. Located on the first floor, without elevator, of a small condominium, it has been completely renovated, so it is ready to live in. Immersive tour available on request. Nombre de lots de la copropriété : 6, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(Syndic bénévole) : 0€ soit 0€ par mois, avec Syndic Bénévole. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,06% 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.

**** 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!



Vanessa HOLTYN

GRACES (22200)

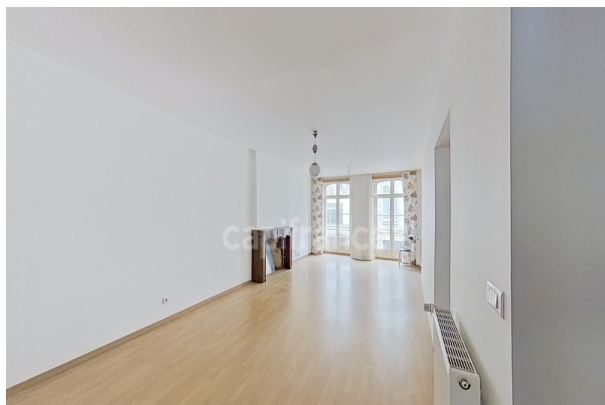
Agent

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Courts service city : SAINT BRIEUC

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 836580

Property type Apartment

Floor number 1

Floors count 4

SURFACES

Living space 130 m²

Surface Carrez Law 129.73 m²

Living room surface 33 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 6

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

Washrooms 1

Terrace 1

DPE/GES

DPE 130

GES 24

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Non

SERVICES

Heater gaz

Kitchen américaine