



## House

ST BRICE DE LANDELLES (50)

**89 000 €\***

\* Agency fees to be paid by the seller



63 m<sup>2</sup>



4 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

I present to you this 63m<sup>2</sup> house to renovate. It consists of a kitchen of 15.83m<sup>2</sup> then a living room of 11.50m<sup>2</sup>, a bathroom and a toilet. Upstairs, a bedroom of 16m<sup>2</sup> then a second bedroom of 11.55m<sup>2</sup>. The windows upstairs are PVC. The house also has electric shutters. On the plot there is a 25m<sup>2</sup> garage with attic. Beautiful exposure for this 1070m<sup>2</sup> wooded and fenced garden, with a well. You are a few minutes from the town center of St Hilaire du Harcouet, with its shops, doctors, pharmacies, schools, swimming pools, 40 minutes from Monts St Michel and the beaches, 1 hour from Rennes and 25 minutes from Fougères Les honoraires sont à la charge du vendeur.

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. 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!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 838388

Property type ..... House

Exposure ..... S-W

### SURFACES

Living space ..... 63 m<sup>2</sup>

Living room surface ..... 11 m<sup>2</sup>

Land surface ..... 1070 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 2

Number of bathrooms ..... 1

Toilets count ..... 1

### DPE/GES

DPE ..... 447

GES ..... 140

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle