



House

TREMEOC (29)

795 000 €



220 m²



8 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

Exclusively with CapiFrance. Modern detached house 220 m² located in the village of Tréméoc, the school and all amenities are 400 meters away. At the end of a cull de sac, very quiet area, in a very pleasant neighborhood. Excellent energy rating: B (on a scale from A to G)
7 bedrooms, two of which are on the ground floor.
On two levels that can be transformed into two apartments, each with its own separate entrance.

The house is organized as follows:

Ground floor: nice foyer entrance, large kitchen open onto the living room, forming a spectacular living/dining room of approximately 64 m², facing South, East and West, heated by a large pellet stove. And to extend this room, a conservatory of approximately 28 m², removable or convertible into a pergola, South and West facing. A corridor leads to cupboards, toilets, and at the end a master suite composed of a south-facing bedroom approximately 18 m² with its large dressing room, a bathroom with walk-in shower, a sauna (the owner will remove it for you if you prefer not to keep it). Close to the kitchen: a laundry room and a pantry. Let's not forget the second bedroom on the ground floor, south facing. A corridor leads to a double garage/workshop, about 74 m², with two motorized doors for cars and a pedestrian door leading to the other side of the garden, and lots of space for a workshop.

Upstairs: 5 bedrooms, one of which with its own terrace, a bathroom and a separate toilet, another terrace and an exterior staircase. One of these bedrooms has a water inlet and an outlet: it is possible to create another kitchen upstairs or a third bathroom.

Modern in every possible way, this house has the necessary equipment for a well-controlled energy consumption and easy living: thermodynamic hot water tank, double flow motorized ventilation, wood wool insulation. Aluminum windows, double glazing, electric shutters. Large, high-performance pellet stove in the living room. Photovoltaic panels installed in 2023 (3kw). Furthermore, the house being very well exposed, it is heated by the sun on sunny days, from morning until evening.

Garden shed of approximately 12 m². Beautifully planted and meticulously maintained land, approximately 2119 m², could accommodate a swimming pool, surrounded by walls and fences with privacy screens: no hedges to cut! Vegetable garden. Orchard including apple tree, pear tree, plum trees, blackberries.

Individual sanitation up to standards.

Property tax: €1864/year.

Technical aspects:

Zinc roof on the upper floor and flat roof for the first level.

The terraces are made of composite slats.

Asphalt driveway. Outdoor parking for easily 4 to 5 cars.

The beaches are less than 10 km away and the train station in Quimper is 15 km away.

This house is in pristine condition, just bring your furniture! A CapiFrance exclusive sale.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,92% 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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 842292

Property type House

Year of construction 2014

Exposure S-W

View Vue sur Jardin

SURFACES

Living space 220 m²

Living room surface 64 m²

Land surface 2119 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 7

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 109

GES 3

APPENDIX

Parking extérieur

Parking space 5

Garage 1

Videophone Non

SERVICES

Heater électricité

Heater granules

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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