



House

PLOUMAGOAR (22)

190 800 €



109 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

PLOUMAGOAR. Single storey with 34 rooms, with an area of 108 m², on enclosed land of 459 m². THE DAY SPACE: with a surface area of 38 m², with high ceilings, a wood fire, a large bay window facing south which provides exceptional light. THE KITCHEN: 17 m², traditional furnished and equipped kitchen, with plenty of storage and opening onto the living room via a double door. THE SLEEPING AREA: It has 3 carpeted bedrooms, a large bathroom with bathtub. GARDEN SIDE: Access via the front door to the 337 m² enclosed garden, with a 50 m² south-facing terrace, collective sanitation, a garage in the basement with its cellars for a total surface area of 73 m². THE ADVANTAGE OF THIS HOUSE: Its location, Guingamp and its roads, its potential. Amenities are accessible within 5 minutes: shops, schools, hospital. Strategic location because Ploumagoar, with its quick access to the RN 12, is only 30 minutes from the first beach, 10 minutes from the center of Guingamp, 20 minutes from Saint-Brieuc and Lannion. Treat yourself, come and discover!! Immersive tour available on request! Les honoraires d'agence sont à la charge de l'acquéreur, soit 6,00% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe F

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!



Vanessa HOLTYN

GRACES (22200)

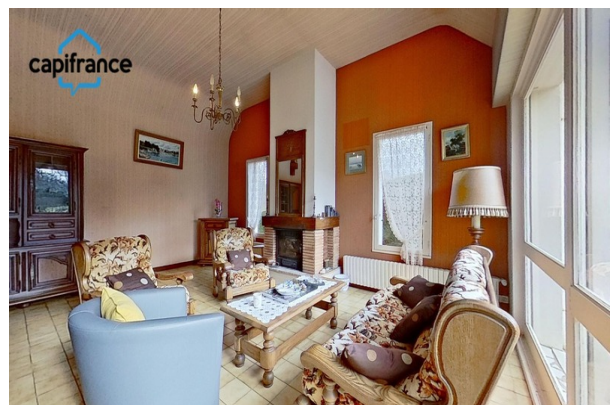
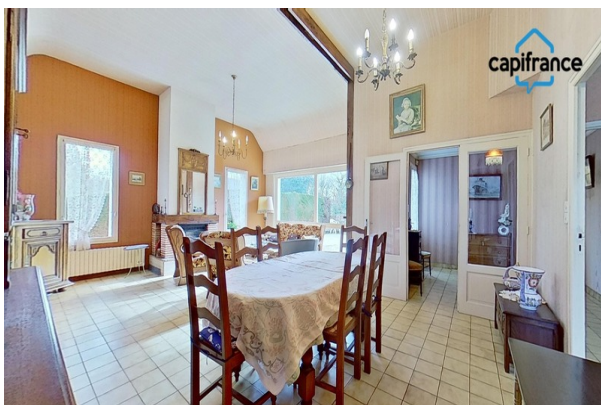
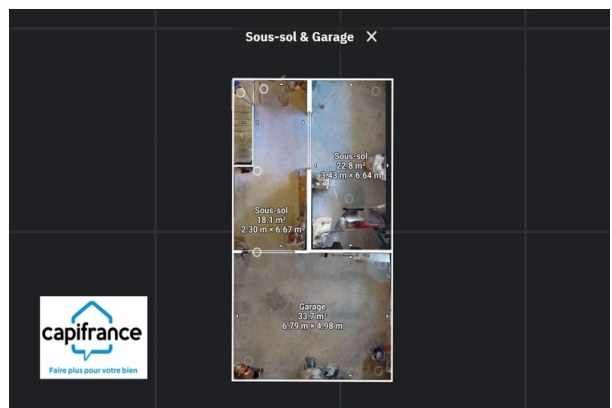
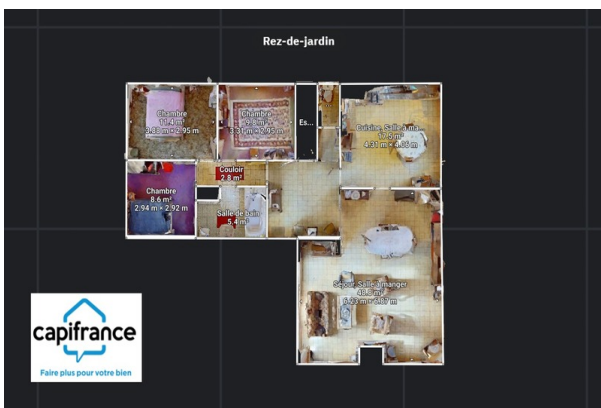
Agent

RSAC : 900 341 975 00010

Courts service city : SAINT BRIEUC

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847964
Property type House
Year of construction 1979

SURFACES

Living space 109 m²
Living room surface 36 m²
Land surface 459 m²

COMPOSITION

Number of rooms 4
Number of bedrooms 3
Number of bathrooms 1
Toilets count 1

DPE/GES

DPE 412
GES 64

APPENDIX

Parking extérieur
Parking space 2
Videophone Non



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

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