



House

PLEINE FOUCHERES (35)

169 900 €*

* Agency fees to be paid by the seller



100 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Great opportunity to seize!

3D VIRTUAL TOUR ON REQUEST

Exclusively, this charming stone farmhouse of 100 m² of living space offers you single-storey living on the ground floor.

Ideally located in the town of ST GEORGES DE GREHAIGNE, just 10 minutes from the famous Mont Saint Michel, 13 minutes from Dol de Bretagne, 25 minutes from Avranches and 40 minutes from Saint Malo.

Nestled in the heart of an authentic village in Brittany, in the Bay of Mont Saint Michel, it is located in the immediate vicinity of Pontorson (4 km) and Pleine-Fougères (4 km), with all their amenities. The primary school can be reached in just 1 minute on foot.

Enjoy the calm of the countryside while remaining close to shops, bars, restaurants, garages, in a dynamic region rich in cultural and natural heritage.

For your comfort, this independent farmhouse is connected to mains drainage, has high-speed internet access (fiber), recent double-glazed PVC windows (September 2017) and a very recent roof (January 2022). Interior renovation work is planned to reveal its full potential.

The stone farmhouse includes on the ground floor:

- Entrance hall (possibility of opening onto the living room)
- Living room/living room with fireplace
- Kitchen
- Two rooms
- Bathroom
- Separate WC

First floor :

- Room
- Two convertible attics offering the possibility of additional bedrooms

Outside :

- A large fully enclosed garden with trees
- A shelter
- A garage

Do not hesitate to contact me for further information.

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).

Réseau Immobilier CAPIFRANCE - Votre agent commercial (RSAC N°532 015 377 - Greffe de SAINT MALO) Sébastien MABILE Entrepreneur Individuel 06 07 76 71 79 - Plus d'informations sur le site de CAPIFRANCE (réf.851135)



Sébastien MABILE

**PLEINE-FOUGERES
(35610)**

Agent

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MALO

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 851135

Property type House

Year of construction 1900

Exposure N-S

View Vue sur Jardin, sur Village

SURFACES

Living space 100 m²

Living room surface 24 m²

Land surface 1696 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

Terrace 1

DPE/GES

DPE 539

GES 17

APPENDIX

Parking extérieur

Parking space 4

Garage 1

Videophone Non

SERVICES

Heater électricité économique

Heater bois



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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