



## House

ROSPORDEN (29)

**195 000 €**



138 m<sup>2</sup>



8 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

EXCLUSIVELY FOR CAPIFRANCE! Hello to you, future owner of this family home in Rosporden! ? Located in the charming town of Rosporden, in Finistère, this family house from the 70s offers an ideal living environment for a family. ? Built on a full basement, this spacious property of more than 130 m<sup>2</sup> of living space includes five bedrooms, including one on the ground floor, offering layout flexibility for families of all sizes. Clean and well-maintained, this home is ready to welcome its new owners, providing the opportunity to settle in immediately and begin creating new memories. ? Some improvements are to be expected, particularly in terms of electrical installation and heating. In recent years, the attic and basement have been insulated by a professional, thus offering better energy efficiency to the home. ? The small garden of 360 m<sup>2</sup>, facing south, offers a pleasant outdoor space to enjoy sunny days with family or friends. In addition, the house is ideally located close to schools, shops and local amenities, providing a practical and comfortable living environment for the whole family. ? Among its strong points, this house offers living on one level, a beautiful living space and the total absence of joint ownership, thus guaranteeing incomparable tranquility and privacy. ? For more information or to organize a visit, do not hesitate to contact me directly on 06 83 73 16 51. I am at your disposal to answer all your questions and support you in your real estate project.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,41% 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](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!



**Gwenaél DEHAYES**

**MELGVEN (29140)**

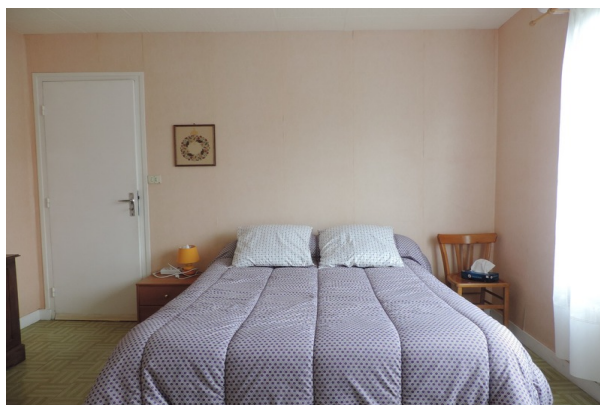
Agent

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Courts service city :  
QUIMPER

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 851634

Property type ..... House

Year of construction ..... 1972

Exposure ..... N-S

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 138 m²

Living room surface ..... 17 m²

Land surface ..... 361 m²

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 5

Number of bathrooms ..... 1

Toilets count ..... 1

### DPE/GES

DPE ..... 216

GES ..... 66

### APPENDIX

Parking ..... couvert

Parking space ..... 1

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée



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SAS au capital de 100.000 euros

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