



Stéphane Philippe Capifrance

## House

LOCMIQUELIC (56)

**339 900 €\***

\* Agency fees to be paid by the seller



117 m<sup>2</sup>



7 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Your future place of residence is located a few steps from a small beach near the landing stage of the connection between Lorient and Locmiquélic, which allows you to enjoy plenty of walks in Lorient by the water bus. You are also less than five minutes by car from two shopping centers, and the beaches of Port-Louis... It has a large garden, with fruit trees and a small vegetable garden. A terrace will allow you to take full advantage of the sunny days... This house has been renovated with great taste, and you can live there without doing any special development work. The ground floor is composed of an entrance to the living room with a recent pellet stove, a kitchen with a large cupboard, a laundry room and a "workshop" space; On the first floor there are two large bedrooms and a bathroom with a walk-in shower. A sleeping area has been created on the top floor, which also allows you to work there in complete peace of mind. To visit without delay! The advantages: \* Proximity to the beaches \* Maintained garden and not overlooked, \* Proximity to Lorient by water bus \* Proximity to shopping centers \* Quality of the renovation Les honoraires sont à la charge du vendeur.

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!



**Stéphane PHILIPPE**

**LANESTER (56600)**

Agent

RSAC : 878 641 927 00016

Courts service city :  
LORIENT

**(+33)7 82 37 55 80**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 852115  
Property type ..... House  
Year of construction ..... 1900

### SURFACES

Living space ..... 117 m²  
Land surface ..... 445 m²

### COMPOSITION

Number of rooms ..... 7  
Number of bedrooms ..... 3  
Washrooms ..... 1

### DPE/GES

DPE ..... 127  
GES ..... 4

### APPENDIX

Videophone ..... Non

### SERVICES

Heater ..... granules  
Kitchen ..... aménagée



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