



House

CONCARNEAU (29)

219 500 €



71 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

This little gem of a house has retained all its soul and charm of yesteryear! With its 71m² of living space, it has no shortage of assets: ? In the heart of the village, this house exudes authenticity and the sweetness of life. It invites you to discover a warm interior, where the original parquet floors and stone walls blend harmoniously. ? Cozy and warm, you will find on the ground floor a beautiful main room bathed in light with a fitted kitchen and its central island, open to the living room, a small pantry and a laundry room. Upstairs, a hallway serves two spacious bedrooms and a bathroom. Add to that a pellet stove which heats everything, and you get a real cozy nest where life is good all year round. ? ?a real unsuspected treasure: an enclosed and quiet garden at the back, ideal for enjoying the sunny days in complete privacy. And the icing on the cake, a 30 m² workshop awaits you, ready to accommodate all your projects: DIY, storage or other... It's up to you to give free rein to your imagination! ??? . ?? A haven of peace in the heart of the town with shops, the Saturday morning market and schools within walking distance. ? Turnkey and rare on the market: This EXCLUSIVE house for CAPIFRANCE is located 10 km from the beaches and CONCARNEAU and 10 minutes from the TGV station, it is ready to welcome you! Don't wait any longer, contact me preferably by telephone on 06 83 73 16 51 to organize a visit! ?

Les honoraires d'agence sont à la charge de l'acquéreur, soit 2,09% 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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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 855467
Property type House
Exposure South

SURFACES

Living space 71 m²
Land surface 194 m²

COMPOSITION

Number of rooms 4
Number of bedrooms 2
Toilets count 1
Washrooms 1

DPE/GES

DPE 235
GES 7

APPENDIX

Cellar 1
Videophone Non

SERVICES

Heater électricité
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