

741 600 €

Contemporary house for sale

8 rooms

Surface : 170 m<sup>2</sup>

Surface of the living space : 60 m<sup>2</sup>

Surface terrain : 600 m<sup>2</sup>

Année construction : 2014

Exposition : Est ouest

Vue : Aperçu mer

Eau chaude : Aérothermie

Indoor condition : Excellent

Outdoor condition : good

Couverture : Bac zinc

Prestations :

calm, logement independant, Chambre au rdc, double glazing, fireplace or wood burning stove, Maison d'architecte et contemporaine, office, Laundry room, spacious, suite

4 bedroom

1 terrace

3 showers

4 WC

1 garage

1 parking

Classe énergie (dpe ancienne version) : A

Emission de gaz à effet de serre (ges

ancienne version) : A

Document contractuel

28/04/2024 - Prix T.T.C



### Contemporary house réf. 389V1990M Pléneuf-Val-André

**PLENEUF-VAL-ANDRE** , beautiful contemporary house from 2014 offering 170m<sup>2</sup> of living space: a beautiful entrance with cupboard, a fitted kitchen opening onto a large living room with a wood stove-cooker and opening onto the terrace, a bathroom with toilet , 2 bedrooms with cupboard and access to the terrace, a laundry room, a toilet, on the ground floor. Upstairs: a master suite with cupboard, dressing room, equipped bathroom and toilet, with small sea view. Plus independent accommodation with an entrance, an equipped kitchen-living room, a bathroom with toilet, a bedroom and an office, ideal for independent professions. A garage, a terrace.

Beautiful services, bright house, favorite, beautiful volumes.

Ref: 389V1990M

DPE A Energy consumption: 66 Kwh/m<sup>2</sup>/year

GHG A CO2 emission: 2kg Co2/m<sup>2</sup>/year

Information on the risks to which this property is exposed is available on the website [www.georiques.gouv.fr](http://www.georiques.gouv.fr)



the website

esponds to all  
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the sale  
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Frais et charges :

Christelle Mesnage Immobilier - 14 Rue de la Ferronnerie - 22100 Dinan

741 600 € honoraires d'agence 2,91% à la charge de l'acheteur inclus

Tel : 02.96.88.00.01 ou portable : 06.80.01.43.12.

contact@christellemesnage.com - [www.christellemesnage.com](http://www.christellemesnage.com) - Document non contractuel