



## Houses for sale - 4 rooms - 70 m<sup>2</sup> - GUEGON - (56120)



### Agent Info

|                      |   |
|----------------------|---|
| Naam:                | Linda Monks   |
| Bedrijfsnaam:        | D-Habitat L'Agence<br>Immobiliere   |
| Mistlampen:          | France  |
| Experience<br>since: |   |
| Service Type:        | Selling a Property  |
| Specialties:         |   |
| Property Type:       | Apartments, Houses  |
| Telefoon:            | +33 (297) 671-793   |
| Languages:           | English, French   |
| Website:             | <a href="https://www.propertyforsaleinbrittany.co.uk">https://www.propertyforsaleinbrittany.co.uk</a> |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 148,400 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Brittany   |
| Plaats:                     | Guegon     |
| Postcode:                   | 56120      |
| Geplaatst:                  | 29-01-2025 |

### Omschrijving:

For sale near JOSSELIN, pretty detached bungalow with a garage in the full basement, with laundry room-cellar, a separate kitchen to be fitted to your taste, a lounge/dining room with open fireplace, 2 bedrooms, a toilet and a bathroom. Attic that can be converted throughout. New compliant septic tank system will be required. All on a beautiful plot of land of approx. 1,398 m<sup>2</sup>. In a hamlet overlooking the Nantes-Brest Canal. (6.00 % fees incl. VAT at the buyer's expense.)

### Further informations

Number of room(s) : 4  
Number of bedroom(s) : 2  
Habitable area : 70,00 m<sup>2</sup>  
Lounge size : 17 m<sup>2</sup>  
Price : 148 400 € HAI  
including 6,00 % of fees, at the expense of the purchaser  
Ground area : 1 398 m<sup>2</sup>  
Price excluding fees : 140 000 €



Reference : 11736J

## **Algemeen**

Slaapkamers: 2  
Afgewerkte vierkante meter: 7000 m<sup>2</sup>  
Lot Afmeting: 1 m<sup>2</sup>

## **Room details**

Total rooms: 4

## **Lease terms**

Date Available:

## **Additionele informatie**

Virtual tour URL: <https://www.youtube.com/@bpsimmobilier3605>

## **Contact information**

IMLIX ID: IX6.626.270

