

**520 000 €**

**Contemporary house for sale**

**6 rooms**

**Surface : 117 m<sup>2</sup>**

**Surface of the living space : 53 m<sup>2</sup>**

**Surface of the land : 500 m<sup>2</sup>**

**Year of construction : 2016**

**Exposure : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Chambre au rdc, double glazing,

Maison d'architecte et contemporaine,

Laundry room, suite

4 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

**Energy class (old measure) : B**

**Climate class : A**

Document non contractuel

12/03/2025 - Prix T.T.C



### Contemporary house ref. 389V2135M Saint-Malo

PLOUER-SUR-RANCE, contemporary house with life on one level of 117m<sup>2</sup> offering a double living room, an American kitchen, a laundry room, a parental suite with shower room, 2 toilets, 4 bedrooms, a garage with motorized door. Outside, a courtyard, a garden shed all on a plot of 500m<sup>2</sup>. Quiet, bright, close to the rancid edge.

DPE B Energy consumption: 53.20Kwh/m<sup>2</sup>/year

GHG A CO2 emissions: 2.50kg Co2/m<sup>2</sup>/year

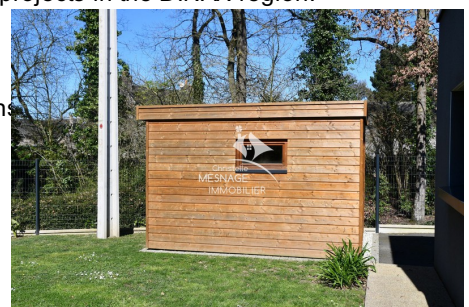
(Dating from 2016)

Ref: 389V1753M

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