

**782 285 €**

**Maison de caractère for sale**

**9 rooms**

**Surface : 214 m<sup>2</sup>**

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

**Surface of the land : 1249 m<sup>2</sup>**

**Year of construction : 1900**

**Exposure : Est ouest**

**View : Jardin**

**Hot water : Pompe À Chaleur**

**Aérothermique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Dépendances, Chambre au rdc,  
double glazing, fireplace or wood burning  
stove, stone house, Laundry room, suite

7 bedroom

1 terrace

1 bathroom

3 show ers

4 WC

1 parking

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

**Climate class : A**

Document non contractuel

18/10/2024 - Prix T.T.C



### Maison de caractère ref. 389V2065M Pleudihen-sur-Rance

PLEUDIHEN SUR RANCE - Two stone houses - A first house of 125m<sup>2</sup> of living space offering: An equipped kitchen open to the living room with an insert fireplace and access to the terrace, a pantry, 4 bedrooms including one with a mezzanine, a bathroom water, a bathroom with a shower, 2 toilets, a laundry room. A second house used as a gite of 87m<sup>2</sup> offering: An equipped kitchen open to the living room with an insert fireplace and a veranda, a master suite with a bathroom and a private toilet, 2 bedrooms, a bathroom with a toilet. All on a plot of 1249m<sup>2</sup>. Houses offering great services, favorite, quiet, close to the Rance, transport, schools and shops.

DPE B Energy consumption: 83Kwh/m<sup>2</sup>/year

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

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



**782 285 € fees included**

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