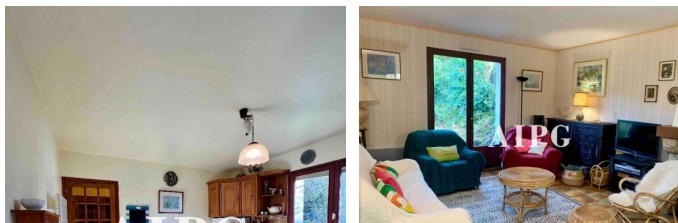


YOUR CONTACT
A.I.P.G.
Tél. : 02 96 79 11 66
aipg@orange.fr
www.aipg.fr
1 Rue Pierre et Marie Curie
22590 PORDIC

AIPG PORDIC
Offre de : Vente
Référence : V8190
Date de l'annonce : 29/01/2025

Binic, 800 m from the beach and 1 km from the port, beautiful house for sale - 414 000 €



22520 Binic

DESCRIPTION

800 m from the beach, Traditional house located in a quiet area, in a residential and sought-after area with enclosed garden with trees not overlooked facing south comprising: entrance with cupboard, fitted kitchen, living room with fireplace insert opening onto veranda, one bedroom, shower room, toilet, laundry room. Upstairs: 4 bedrooms, shower room with toilet, small attic. Very good potential - Beaches and shops on foot - 25 sqm non-adjoining garage AIPG PORDIC 0296791166

Information on the risks to which this property is exposed is available on the site georisques <https://www.georisques.gouv.fr>

INFORMATIONS

Living area : 129 m²
Number of rooms : 7
Number of bedrooms : 5
Land area : 757 m²

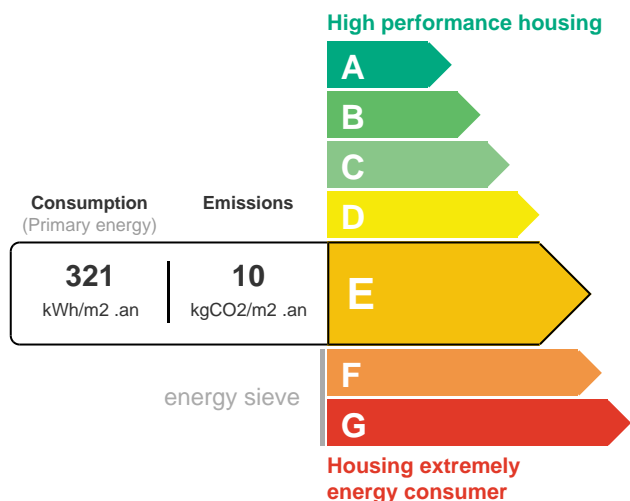
HONORAIRES

Fees charged to the purchaser - Fee : 14 000 € (3.5%) -
Price of the property excluding fees : 400 000 €

ESTIMATED ANNUAL ENERGY COSTS

Entre 3110 € and 4260 € per year

DPE / GES



VOTRE AGENCE

AIPG Pordic - 1 Rue Pierre et Marie Curie 22590 Pordic - Tél : 02 96 79 11 66 - Mail : aipg@orange.fr