

Gouarec House for sale

123 000 €

EXCLUSIVE

The AIPG agency in Gouarec offers you this beautiful, bright, traditional house with a living area of 110sqm and a plot of 632sqm. Located in the town center, without adjoining walls, close to all amenities, schools, and the Nantes-Brest canal. The house includes: In the basement: a garage; a boiler room; and an office. On the ground floor, a landing leads to a fitted kitchen; a living/dining room; a bedroom with a dressing room; a bathroom; and a toilet. Upstairs, a landing leads to two bedrooms and two attics. Outside, there is a beautiful enclosed garden with a garden shed, a kennel, and a paved courtyard. The house is connected to the mains drainage system. AIPG Gouarec 02.96.24.87.47 or

aipg.gouarec@wanadoo.fr / www.aipg.fr

Information on the risks to which this property is exposed is available on the site www.georisques.gouv.fr

ADDITIONAL INFORMATION

Living area : 110 m², Number of rooms : 5 , Sanitation : 1 , Number of bedrooms : 3 , Land area : 632 m²,

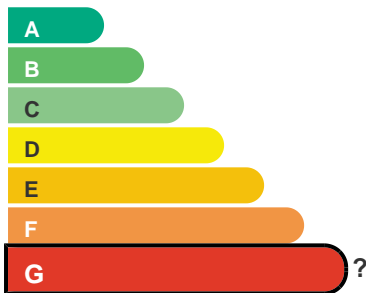
LOCATION

22570 Gouarec

ENERGY PERFORMANCE

351
kWh/m².an
CONSUMPTION

110
kgCO₂/m².an
EMISSIONS



ESTIMATED ANNUAL ENERGY COSTS

between 4830 € and 6590 €
(Date of the estimate : 2021)

FEES AND CHARGES

- Fee : 8 004 €
- Bail : 0 €
- Co-ownership charges : 0 €

