

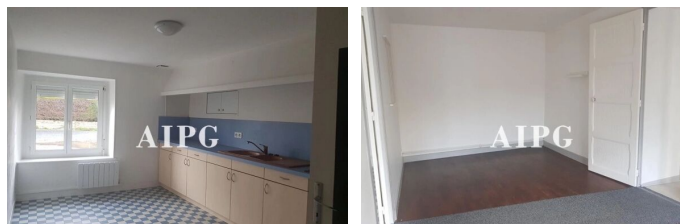
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AIPG PORDIC
Offre de : Vente
Référence : V8321
Date de l'annonce : 12/11/2025

Stone house for sale in the center of Ploufragan. - 171 600 €

Exclusive

22440 Ploufragan



DESCRIPTION

Exclusively listed, charming stone house on a 226 sqm plot located in the heart of the town center, within easy reach of shops and schools. It comprises: an entrance hall, fitted kitchen, living/dining room, one bedroom, shower room, and WC. Upstairs: a mezzanine, two bedrooms with built-in wardrobes, and a separate WC. Contact us now to arrange a viewing and discover the potential of this lovely home.

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

INFORMATIONS

Living area : 77 m²
Number of rooms : 5
Number of bedrooms : 3
Land area : 226 m²

HONORAIRES

Fees charged to the purchaser - Fee : 6 600 € (4%) - Price of the property excluding fees : 165 000 €

ESTIMATED ANNUAL ENERGY COSTS

Entre 1470 € and 2010 € per year

DPE / GES

