

## Saint Mayeux, house for sale

**97 000 €**

The AIPG Gouarec agency offers this former farmhouse for renovation, built of stone under plaster, with approximately 120 sqm of living space and set on 8,440 sqm of land with an outbuilding and barn. Located in the countryside, approximately 9 km from Corlay and 7 km from Guerlédan, with its amenities and lake. The house comprises: On the ground floor: A kitchen, a bedroom, a utility room, a bathroom with toilet. Adjoining on one side are two rooms to be converted. Adjoining on the other side is a garage. On the first floor: An attic suitable for conversion. Outside, there is a beautiful pasture, a paved courtyard, a well, an old stable with electricity, and a large 200 sqm barn enclosed on three sides. The house requires renovation. The slate and steel roofing are in good condition. The septic tank is not up to code. To arrange a viewing, please contact the AIPG agency in Gouarec at 0296248747 or [aipg.gouarec@wanadoo.fr](mailto:aipg.gouarec@wanadoo.fr)

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

### ADDITIONAL INFORMATION

Living area : 59 m<sup>2</sup>, Number of rooms : 4 , Sanitation : 1 , Number of bedrooms : 1 , Land area : 8440 m<sup>2</sup>,

### LOCATION

22320 Saint-Mayeux

### ENERGY PERFORMANCE

### FEES AND CHARGES

- Fee : 7 002 €
- Bail : 0 €
- Co-ownership charges : 0 €



