

Plouguernevel, house for sale

84 500 €

The AIPG agency in Gouarec offers this 1970s neo-Breton style house, with 85sqm of living space on a 1,490sqm plot. The house is located very close to the village center and approximately 2 minutes from amenities. The house comprises: a basement with a garage of approximately 36sqm; a summer kitchen; a boiler room; a bedroom; a room; and a separate WC. A raised ground floor with an entrance leading to an open-plan living/dining/sitting room; a fitted and equipped kitchen; two bedrooms; a bathroom; and a separate WC. An attic of approximately 65sqm is accessible via a pull-down ladder, offering potential for conversion. Outside, there is a well-maintained and landscaped garden of 1,490sqm. The septic tank system is not up to code. The ground floor and basement have double-glazed PVC windows. Heating is provided by an oil-fired boiler. To arrange a viewing, please contact the AIPG agency in Gouarec at 0296248747 or aipg.gouarec@wanadoo.fr

ADDITIONAL INFORMATION

Living area : 85 m², Number of rooms : 5 , Sanitation : 1 , Number of bedrooms : 3 , Land area : 1490 m²,

LOCATION

22110 Plouguernevel

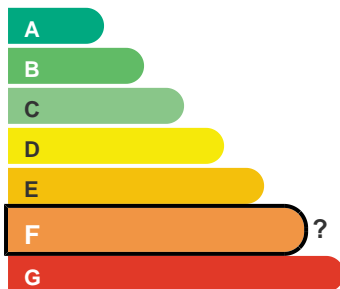
ENERGY PERFORMANCE

292.1

kWh/m².an
CONSUMPTION

92

kgCO₂/m².an
EMISSIONS



ESTIMATED ANNUAL ENERGY COSTS

between 3150 € and 4270 €

FEES AND CHARGES

- Fee : 4 504 €
- Bail : 0 €
- Co-ownership charges : 0 €

