

Buy House 6 room(s) 146 m2  
Saint-Erblon (35230)

370 000 €  
537342-N1



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### Property presentation

Saint Erblon - 6-room house 145.49sqm South - terrace 13.50sqm - Garden 86sqm - garden shed - carport and two private outdoor parking spaces. A pleasant living environment in a remarkable natural site. Located in a natural and green area in Saint-Erblon, in a quiet residential complex, 6-room house of 146.49sqm living space - useful surface area: 160.49sqm - south facing - including: an entrance with cupboard, a living room with open kitchen of 37.10sqm, access to the terrace of 13.50sqm and the garden of 86sqm facing south, one bedroom, a bathroom with toilet, upstairs, landing, two bedrooms with cupboard, office space, laundry room, bathroom with double sink, separate toilet, on the top floor, landing, two large bedrooms, one with dressing room and bathroom with toilet. Carport on the ground floor and two outdoor parking spaces in front of the house. Ideal main or rental home. Promoter price - reduced notary fees. Information on the risks to which this property is

exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)  
Condominiums of 40 units (No proceedings in progress).

Annual expenses : 1296 euros.

#### Further information

- Reference : 537342-N1
- City : Saint-Erblon
- Rooms : 6
- Bedrooms : 5
- Bathrooms : 1
- Shower rooms : 2
- Restrooms : 3
- Kitchen : Ouverte
- Floor : 0
- Levels : 1
- Surface : 146m<sup>2</sup> \*
- Land surface : 272m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Warm water system : Chaudière
- Parkings : 2
- Garages : 1
- Parking type : 0
- Exposure : Sud
- Price : 370 000 €

#### Energy expenditure



