

Buy House 7 room(s) 117 m2
Saint-Lunaire (35800)

605 000 €
6245



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Property presentation

Under contract - Saint Lunaire - Near Dinard - 1.5 km from the sea - 7-room, 117.98 sqm single-story house facing southwest - 613 sqm plot. Approximately 1.5 km from the beach and shops, not far from St Enogat, in a quiet residential area, this beautiful contemporary single-story house offers 7 rooms including: an entrance hall, a spacious 40 sqm living/dining room bathed in light and facing southwest, opening onto the terrace, a separate fitted and equipped kitchen, a utility room with storage, a separate WC, 3 bedrooms, one with an en-suite shower room and WC, another with a bathroom and WC, and an office that could also be used as a bedroom. There is an attic of approximately 40 sqm with a concrete slab floor and the possibility of opening the roof. The property also includes a garden, terrace, solid garden shed, and carport, all situated on a 630 sqm plot. (Near the sea - no sea view) Must see! Price EUR605,000 including VAT - Agency fees payable by the buyer EUR25,000

including VAT - i.e. 4.31% including VAT - Net seller price EUR580,000. Information on the risks to which this property is exposed is available on the Géorisques website:

www.georisques.gouv.fr

(4.31 % fees incl. VAT at the buyer's expense.)

Further information

- Reference : 6245
- City : Saint-Lunaire
- Rooms : 7
- Bedrooms : 3
- Bathrooms : 1
- Shower rooms : 1
- Restrooms : 3
- Kitchen : Indépendante Aménagée
- Floor : 0
- Levels : 1
- Surface : 117m² *
- Land surface : 613m² *
- Heater : Individuel, Gaz, Au Sol
- Style : Contemporain
- Sanitation : Tout à l'égout
- Parkings : 3
- Parking type : Extérieur et couvert
- Facilities : Balcony
- Single storey : Oui
- Attic : Oui
- Double living room : Oui
- Exposure : Sud-ouest
- Insulation : Laine de verre
- External condition : Bon
- Windows type : Mixte Bois - Alu
- Shutters : Roulants électriques
- Roof : Ardoises
- Roof state : Bon
- General condition : Bon Etat
- Shops distance : 1km
- Sea distance : 1km
- Price : 605 000 €

Energy expenditure

