



Maison néo-bretonne au calme, tout en restant à proximité des commodités



Agenten-Info

Name:	ArKadia
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Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 188,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Bretagne
Stadt:	Ploumagoar
Postleitzahl:	22970
Veröffentlicht:	01.04.2026

Beschreibung:

Located in Ploumagoar, in the immediate vicinity of Guingamp, this traditional 85 m² neo-Breton house sits on a 567 m² plot.

The exterior features three parking spaces, a landscaped garden, a south-facing tiled terrace perfect for enjoying sunny days, and a spacious 45 m² garage for secure parking. Furthermore, the excellent insulation of the attic and west gable end, along with the air-source heat pump installed in 2021, ensures optimal thermal comfort.

Inside, the layout is functional, comprising:

- an entrance hall,
- an 11 m² open-plan kitchen leading to a bright 28 m² living/dining room with a wood-burning stove,
- a bathroom with a bathtub,
- a separate WC,
- three bedrooms, each 10 m². The full basement, in addition to the garage area, houses a laundry room, a workshop, and an entryway with an internal staircase, providing additional practical space. Heating is provided by an air-source heat pump, and the attic is insulated at the rafters and ceiling, with the west gable end insulated externally.



This house, built in 1983, features double-glazed wooden windows with shutters, original tiling, and updated electrical wiring, ensuring a comfortable and secure living environment.

Gebaut: 1983

Allgemein

Schlafzimmer: 3
Badezimmer: 1
Fertige m²: 88 m²
Grundstücksgröße: 567 m²

Zimmerdetails

Zimmer insgesamt: 4

Energieeffizienz

Energieverbrauch in kWh/(m²·a): 178

Gebäudedetails

Parkplatz: Ja

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website: http://www.arkadia.com/AGHX-T673325/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Kontaktinformation

IMLIX ID: 1532836

