



## Houses for sale - 6 rooms - 110 m<sup>2</sup> - GUILLAC - (56800), 194,250.00 €

### Information de l'agent

Nom:	Linda Monks
Nom de compagnie:	D-Habitat L'Agence Immobiliere
Pays:	France
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (297) 671-793
Languages:	English, French
Site web:	<a href="https://www.propertyforsaleinbrittany.co.uk">https://www.propertyforsaleinbrittany.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 227,950.06

#### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Guillac
Indicatif régional:	56800
Soumis:	06/06/2025

#### Description:

Charming 3 bedroom house for sale in the heart of a hamlet 500 m from the Nantes-Brest Canal and at the gateway to JOSSELiN. Fitted kitchen, lounge with fireplace and pellet stove, WC with washbasin, one bedroom, shower room with a spacious walk in shower. Upstairs: 2 large landings, storage, two double bedrooms, and a family bathroom with WC. Attic above. with VMi block. Terrace, off road parking area, Luxury garden shed (10 year guarantee), compliant individual sanitation system. Enclosed private garden of approx. 590 m<sup>2</sup> (5.00 % fees incl. VAT at the buyer's expense.)

#### Further informations

Number of room(s) : 6  
Number of bedroom(s) : 3  
Habitable area : 110,00 m<sup>2</sup>  
Lounge size : 22 m<sup>2</sup>  
Price : 194 250 € HAI  
including 5,00 % of fees, at the expense of the purchaser



Ground area : 590 m<sup>2</sup>  
Number of bathroom(s) : 1  
Heating : Poêle  
Price excluding fees : 185 000 €  
Reference : 11825J

## Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	3 m <sup>2</sup>
Dimensions du lot:	590 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
------------------	----------------

## Building details

Number of Garages:	1
--------------------	---

## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.987.541
-----------	-------------

