



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



### 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:               | 16/09/2025 |

### 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:  | 11000 m <sup>2</sup> |
| Dimesions du lot: | 590 m <sup>2</sup>   |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 6              |
| Indoor Features: | Fitted kitchen |

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/@bpsimmobilier3605>

## Contact information

IMLIX ID: IX7.549.412

