



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



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 188,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Brittany
Città:	Ploumagoar
Cap:	22970
Pubblicato:	01/04/2026

### Descrizione:

Located in Ploumagoar, in the immediate vicinity of Guingamp, this traditional 85 m<sup>2</sup> neo-Breton house sits on a 567 m<sup>2</sup> plot.

The exterior features three parking spaces, a landscaped garden, a south-facing tiled terrace perfect for enjoying sunny days, and a spacious 45 m<sup>2</sup> 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 m<sup>2</sup> open-plan kitchen leading to a bright 28 m<sup>2</sup> living/dining room with a wood-burning stove,
- a bathroom with a bathtub,
- a separate WC,
- three bedrooms, each 10 m<sup>2</sup>. 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.

Costruito: 1983

## Comune

Camere da letto: 3  
Bagni: 1  
Finito piedi quadrati: 88 mq  
Dimensione del lotto: 567 mq

## Room details

Total rooms: 4

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 178

## Building details

Parking: Sì

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T673325/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T673325/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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