



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



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 220,615.76

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Brittany
Plaats:	Ploumagoar
Postcode:	22970
Geplaatst:	01-04-2026

Omschrijving:

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.

Gebouwd: 1983

Algemeen

Slaapkamers: 3
Badkamers: 1
Afgewerkte vierkante meter: 88 m²
Lot Afmeting: 567 m²

Room details

Total rooms: 4

Energy efficiency

Energy Use (kWh/m²/year): 178

Building details

Parking: Ja

Lease terms

Date Available:

Additionele informatie

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

Contact information

IMLIX ID: 1532836

