



COZY ECOLOGICAL HOUSE
NEAR GUÉMENE-SUR-
SCORFF ...

📍 LANGOËLAN

72 207 € HAI

REF : 2225





PROPERTY FOR SALE / HOUSE / LANGOËLAN (56160)

COZY ECOLOGICAL HOUSE NEAR GUEMENE-SUR-SCORFF ...

Discover an ecological house with a living room with a pellet stove opening onto the kitchen with direct access to the garden. Upstairs, a mezzanine bedroom with shower room/WC. An adjoining outbuilding. Ideal for a first-time buyer or pied-a-terre in Brittany!

FEATURES

• Baujahr	1850
• Nr of rooms	2
• Number of bedrooms	1
• Shower rooms	1
• Number of wc	1
• Sewage	Micro-station
• Outdoor parking	1
• Heaters	Individual-pellet stove individual-electric-radiator

INFORMATIONS

• Selling price	72 207 €
• Property inland tax	288 €
• Property subject to co-ownership	No
• Monthly charges	0 €



31.76 M²



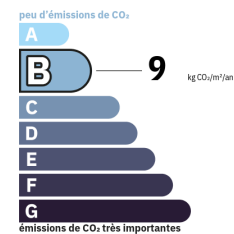
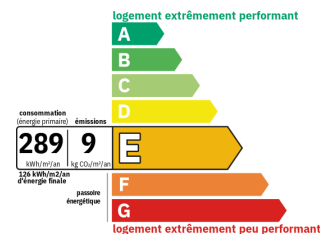
2 PIECE(S)



1



208 M²



Estimated amount of annual energy expenditure for this accommodation for standard use is between 590 € and 860 € 2021, étant l'année de référence des prix de l'énergie utilisés pour établir cette estimation.

KITCHEN - TILES, DOOR, RADIATOR



LIVING ROOM - PARQUET FLOORING, FRENCH WINDOW, PELLET STOVE, RADIATOR





BEDROOM - PARQUET FLOOR, 2 SKYLIGHTS, 1 WINDOW



BATHROOM - SHOWER, TOILET, WASHBASIN, PARQUET FLOORING







SURFACE DETAILS

Piacé	Floor	area
Living room - Parquet flooring, French window, pellet stove, radiator	0	18.38 sqm
Annexe	0	13.55 sqm
Bedroom - Parquet floor, 2 skylights, 1 window	1	9.36 sqm
Bathroom - Shower, toilet, washbasin, parquet flooring	1	3.57 sqm
Total living space of approx.		31.76 sqm



QUENECAN IMMOBILIER

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QUENECAN IMMOBILIER SARL SIRET : 52418467800018. Garant : SOCAF | RCS : 524 184 678
Carte professionnelle N° CPI56022016000005835 délivrée par CCI MORBIHAN le 10/04/2022, Montant garanti de 110000 €.

Not included in the price: notary fees (registration fees). Non-contractual document established according to indications provided by the owner,
it is provided for information purposes subject to confirmation of the information by respective administrative or contractual documents, it cannot engage our liability.