

**Price on request**

**Contact agency**

**Agence IMMOPART**

19 Avenue des Lauriers

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**For sale house**

**5 rooms**

**Surface : 165 m²**

**Surface of the living : 45 m²**

**Surface of the land : 1105 m²**

**Year of construction : 1985**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

27/07/2025 - Prix T.T.C



### House 311 Guérande

GUÉRANDE, just 3km from the town centre, come and discover this 165m² family home, bathed in light thanks to its ideal exposure. Spacious and well-designed, it will seduce you with its quality materials and comfort. A real asset: the possibility of converting two dwellings without major work, ideal for a family project or a rental investment! Outside, enjoy a beautiful 1105 m² wooded garden, not overlooked, in a calm and preserved environment. A double garage completes this rare property in the area. To visit without delay!

Fees and charges :

