

## Price on request

### Contact agency

BBII - Danielle Steens

20 Rue de l'étang

22480 Canihuel

06 28 49 44 22 / Danielle.steens@orange.fr

**For sale farmhouse**

**10 rooms**

**Surface : 216 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 1510 m<sup>2</sup>**

**Year of construction : 1950**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : slate**

### Features :

2 terraces, attic

7 bedroom

2 showers

2 WC

1 garage

2 parkings

**Energy class (dpe) : E**

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

Document non contractuel

17/01/2026 - Prix T.T.C



## Farmhouse 9007-7 Saint-Connan

CENTRAL BRITTANY: TOWN OF SAINT CONNAN – Located between GUINGAMP and QUINTIN – TWO adjoining houses built in stone with slate roofs on a 1,510m<sup>2</sup> plot, including a garage and wood shed. HOUSE 1: with a living area of 138m<sup>2</sup>, featuring on the ground floor a 30m<sup>2</sup> living room with a fireplace, and a 24m<sup>2</sup> eat-in kitchen. Sleeping area: 3 bedrooms, a shower room, and 1 WC. Upstairs: 2 bedrooms, 1 dressing room, and a 35m<sup>2</sup> insulated attic ready to convert. Energy Rating: F HOUSE 2: with a living area of 78m<sup>2</sup>, comprising on the ground floor a 25m<sup>2</sup> kitchen with a fireplace, a 12m<sup>2</sup> dining room, and a shower room. Upstairs, two large bedrooms measuring 17 and 18m<sup>2</sup>. Energy Rating: E PVC double-glazed windows and wooden single-glazed skylights. Heating by oil and fireplaces. Wood stove installation possible. Connected to the main sewer system – Oil heating – Property tax: €93 / year Energy Class: E and F Property tax: €93 per year Price: €135,000 including fees payable by the buyer. Contact: Danielle STEENS: 06 28 49 44 22 / 04 97 22 24 83 Commercial agent: SIRET number: 398 390 831 000 53

### Fees and charges :

