

## 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

07/02/2026 - Prix T.T.C



## Farmhouse 9007-13 Saint-Connan

CENTRAL BRITTANY: TOWN OF SAINT CONNAN – Located between GUINGAMP and QUINTIN – TWO terraced stone houses with slate roofs on a 1,510m<sup>2</sup> plot, including a garage and wood shed. HOUSE 1: covering 138m<sup>2</sup>, featuring on the ground floor a 30m<sup>2</sup> living room with 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 that can be converted. Energy rating: F HOUSE 2: with 78m<sup>2</sup> of living space, comprising on the ground floor a 25m<sup>2</sup> kitchen with 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. Oil heating and fireplaces. Wood stoves can be installed if desired. Note that the paved area is NOT the road in front of the houses, but the courtyard. Municipal sewage system – Oil heating – Property tax: €93 per year Energy Class: E and F Property tax: €93 per year Price: €135,000 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 :

