

# ANTONY VESQUE IMMOBILIER

472 500 €

**Buying house**

**8 rooms**

**Surface : 155 m²**

**Surface of the living : 40 m²**

**Surface of the land : 1400 m²**

**Year of construction : 1980**

**Exposition : Sud**

**View :** Dégagée Verdure Campagne Jardin  
Ciel

**Hot water :** Individuelle Chauffe-eau

**Inner condition :** excellent condition

**External condition :** good

**Couverture :** slate

**Amenities :**

fireplace, double glazing, pvc window ,  
Internet, Connected thermostat, ventilation  
double flow , crawl space, electric  
shutters, carport, barbecue, closing,  
Exterior lighting, Fire alarm, alarm,  
intercom, electric gate, down town, movie,  
shops, crib, Primary school, Secondary  
school, daycare, station, bus station, golf,  
hospital/clinic, doctor, sea, beach, gym,  
supermarket, tennis

**4 bedroom**

**Legal information**

**2 terraces**

Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**1 garage**



## House 768 Saint-malo-de-la-lande

4 km from the sea, and the beaches of BLAINVILLE SUR MER and AGON-COUTAINVILLE, this bright house is in perfect condition and ready to welcome you, with all living on one level. An entrance hall leads to the living room, which opens onto the garden and a large south-facing terrace, a fitted and equipped kitchen, two bedrooms, a bathroom, a laundry room, a toilet, and a relaxation area with cathedral ceiling. Upstairs, a mezzanine, two bedrooms, an office, a shower room, a toilet, and plenty of built-in closets. Outside, a large outbuilding that includes a workshop, a soundproof room perfect for music, and a spacious garage with an automatic door. Garden shed. Plot of approximately 1,400 m², low maintenance, enclosed by walls, automatic gate. Energy performance rating: C Ref.: 768 Price: 472,500 Euros, fees paid by the sellers. Full dossier available on request from Arnaud Méar. Risks related to this property can be checked at [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1600 and 2230 € (reference year 2021)  
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