

307 400 €

Buying longère

8 rooms

Surface : 217 m<sup>2</sup>

Surface of the living : 53 m<sup>2</sup>

Surface of the land : 3000 m<sup>2</sup>

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Ardoises

Features :

fireplace, double glazing, Laundry room,

Bedroom on ground floor, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

04/05/2024 - Prix T.T.C



## Longère 8231-22 Saint-Igeaux

Magnificent farmhouse of 217 m<sup>2</sup> in the village of Saint Igeaux. Quiet and in the countryside on a plot of approximately 3000 m<sup>2</sup>, this 18th century building includes: 1 entrance with water point, 1 scullery, 1 fitted and equipped kitchen with access to the terrace facing the garden, 1 dining room/living room with wood stove, 1 bedroom, 1 shower room with WC, 1 office with access to the outside, 1 laundry room/boiler room, 1 cellar and storeroom. The stone staircase leads to the sleeping area which includes: 1 landing leading to 1 dressing room or additional bedroom, 3 bedrooms, 2 of which have cupboards, 1 bathroom with WC. Outside in extension of the farmhouse, 1 garage of 19 m<sup>2</sup>, 1 workshop with attic. At the bottom of the perfectly maintained garden, a beautiful pond with a place to relax and enjoy the view. The entrance to the house can also be done in the main room on the garden side. Property tax: €637 Energy class: E Price: €318,000 HAI (fees payable by the seller) Contact: Christine CAROLLO-FORIR Sales agent Tel: 06.07.34.80.13 Siret 842795791 RSAC St Brieuc

Fees and charges :

307 400 € fees included



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