

365 700 €

Buying longère

10 rooms

Surface : 320 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Surface of the land : 2890 m<sup>2</sup>

Exposition : Sud est

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : Ardoises

Features :

fireplace, double glazing, dressing room,  
Laundry room, Bedroom on ground floor,  
garden sheds

6 bedroom

1 terrace

1 bathroom

2 showers

4 WC

3 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

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22/12/2024 - Prix T.T.C



## Longère 8667-19 Saint-Martin-des-Près

In the village of Saint Martin des Près in the countryside and in peace I offer this complex of several buildings with its main house and its second house in operation gite (source of income) 1st farmhouse of 170 m<sup>2</sup> with a beautiful entrance, fitted and equipped open kitchen opening onto the outside, living/dining room with wood stove and access to the terrace facing the garden. 1 laundry room, 1 boiler room, 1 WC, 1 master bedroom with dressing room. Upstairs: landing serving 2 bedrooms, 1 bathroom, 1 WC, and a beautiful mezzanine serving as an office with a bird's eye view of the living room. 2nd farmhouse of 135 m<sup>2</sup> (adjoining the first in L) with entrance, laundry room, WC, large living room of 54 m<sup>2</sup> with open kitchen and upstairs: 3 bedrooms, 1 WC and shower room. On the land of 2890 m<sup>2</sup>, 1 barn of 100 m<sup>2</sup>, 1 garage of 41 m<sup>2</sup>, 1 courtyard for 3 cars, 1 well, 1 small outbuilding used as a henhouse in the past. Paved courtyard in front of a garden. Garden on the back. 13 kms from Quintin - 9 kms from Corlay and 31 kms from Saint Briec Property tax: €800 Virgin energy class Price: €381,600 HAI (fees charged to the seller) Contact: Christine CAROLLO-FORIR Sales agent Tel: 06.07.34.80.13 Siret 842795791 RSAC St Briec



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