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## House for sale in Caulnes, Brittany

Caulnes , Côtes-d'Armor , Brittany



# €199,900

inc. of agency fees

2 Beds      90 sqm      0.05 ha

Cette maison profitant d'une récente rénovation énergétique se trouve dans quartier résidentiel et calme du bourg, permettant d'aller à pied aux commerces du centre bourg, profitant d'un accès rapide...

### At a Glance

<b>Reference</b>	MFH-DIN12083-ASM-EL	<b>Near to</b>	Caulnes	<b>Price</b>	€199,900
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	90 sqm
<b>Land</b>	0.05 ha			<b>Land Tax</b>	N/A

### Property Description

Cette maison profitant d'une récente rénovation énergétique se trouve dans quartier résidentiel et calme du bourg, permettant d'aller à pied aux commerces du centre bourg, profitant d'un accès rapide sur l'axe RN12 RENNES-ST BRIEUC, et à proximité immédiate de la gare TER . Ce pavillon est idéal pour une jeune famille ou un couple, il est composé de deux niveaux complets, au rez-de-chaussée, on trouve un séjour-salon avec un poêle à bois ouvrant sur cuisine aménagée et équipée ouvrant sur une véranda isolée et

chauffée permettant d'en profiter toute l'année, deux chambres, salle d'eau et wc; et un sous-sol complet idéal comprend une buanderie chaufferie, et pour tout un espace permettant les idées de bricolage, ou encore d'atelier, de garage etc...

L'atout parfait de cette maison est son système de chauffage très performant, aérothermie couplée à une chaudière gaz très récente, et des panneaux photovoltaïques assurent une consommation électrique en autosuffisance.

Le jardin arboré laisse place aux envies de jardinage ou tout simplement de quiétude !

## Summary

Property type:	House
Bedrooms:	2
Price	€199,900

## Key Information

Year Built:	1973
Internal Area:	90 sqm
Land Area:	0.05 ha
Property Features:	
• Orientation:	ns
Has a Garden	Yes

## Location: Brittany



## Gallery







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**C. BAUER – Sunday Times**

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