## 74 900 €

**Buying maison**

**Surface : 71 m²**

**Surface of the land :** 490 m²

**Features :**

Cheminée, Chambre de plain-pied, Double vitrage, Calme

1 bedroom

1 terrace

1 shower

1 WC

1 garage




## Maison SP527 Saint-Julien-de-Vouvantes

15 km from Chateaubriant and 8 km from Pouancé, a single-story house of over 70 m² with a garage located in a peaceful area including: an entrance leading to the living-dining room, a kitchen, toilet, shower room, and 1 bedroom. The attic can be converted. The 490 m² garden with a small outbuilding offers a lovely view of the countryside and a pond. The sanitation is connected to the main sewer system and heating is provided either by electric radiators or a wood-burning stove.

**Legal information**

74 900 € fees included

7,00% VAT of fees paid by the buyer (70 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C

Estimated annual energy between 2050 and 2810 € (reference year 2026)

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