

1 236 000 €

**Manor for sale**

**9 rooms**

**Surface : 400 m<sup>2</sup>**

**Surface of the living space : 42 m<sup>2</sup>**

**Surface of the land : 9390 m<sup>2</sup>**

**Year of construction : 1740**

**Exposure : Sud**

**View : Jardin**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Dépendances, Chambre au rdc,  
double glazing, fireplace or wood burning  
stove, stone house, Laundry room,  
spacious, suite

5 bedroom

1 terrace

2 bathrooms

4 showers

9 WC

60 parkings

**Energy class (old measure) : G**

**Climate class : C**

Document non contractuel

21/05/2024 - Prix T.T.C



## Manor ref. 389V1945M Saint-Quay-Portrieux

4KM FROM THE BEACHES - NEAR SAINT-QUAY-PORTRIEUX - Magnificent character manor of 400m<sup>2</sup> living space offering: 2 entrances, a double living room of 48m<sup>2</sup>, a living room, 2 fitted kitchens, 4 parental suites, a bedroom, 4 bathrooms including a with a laundry area, 2 bathrooms, 7 toilets, a mezzanine, an office, 2 attics. Outside, a 260m<sup>2</sup> outbuilding used as a reception, a toilet, a kitchen, a workshop, a technical room, a 130m<sup>2</sup> attic, a 100m<sup>2</sup> veranda with swimming pool, a solarium, a gravelled courtyard, a space parking space for up to 60 vehicles. The whole on a vast raised ground of 9240m<sup>2</sup>. Ideal for a wedding type reception activity, quiet, close to shops and the sea.

Ref: 389V1945M

DPEG Energy consumption: 453Kwh/m<sup>2</sup> /year

GHG C CO2 emissions: 14kg Co2/m<sup>2</sup>/year

Information on the risks to which this property is exposed is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



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