

**146 300 €**

**Stone house for sale**

**4 rooms**

**Surface : 85 m²**

**Surface of the living space : 20 m²**

**Surface of the land : 1292 m²**

**Year of construction : 1900**

**Exposure : Sud ouest**

**Hot water : Electrique**

**Indoor condition : to modernize**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

stone house

2 bedroom

1 shower

2 WC

1 garage

1 parking

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

**Climate class : B**

Document non contractuel

27/07/2024 - Prix T.T.C



### Stone house ref. 389V1953M Dinan

Stone and land house with 70m² of living space offering: A veranda entrance, a furnished kitchen with fireplace, a living room with insert fireplace, a shower room, 2 toilets, 2 bedrooms, an office, 2 convertible attics, a garage with a laundry room. Outside: Building land, an outbuilding on the side of the house, a shelter, a courtyard and a chicken coop. All on a plot of 1292m². Close to shops and a train station. Calm. 20 minutes from Dinan.

Ref: 389V1949M

DPE Energy consumption: Kwh/m² /year

GHG CO2 emissions: kg Co2/m²/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)

Find all our real estate advertisements on the site [www.christellemesnage.com](http://www.christellemesnage.com).

A dynamic and professional agency that responds to all your requests for the sale of houses, apartments, land in the DINAN region or for all rentals.

The Christelle Mesnage Immobilier agency welcomes you from Monday afternoon

to Saturday for real estate projects in the

Contact the agency at 02.96.88.00.01

Fees and charges

146 300 € and the responsibility of the agency is not included



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