

**218 405 €**

**House for sale**

**6 rooms**

**Surface : 98 m<sup>2</sup>**

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

**Surface of the land : 795 m<sup>2</sup>**

**Year of construction : 2005**

**View : Jardin**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Chambre au rdc, double glazing,  
fireplace or wood burning stove, Sous sol,  
suite

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

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

**Climate class : B**

Document non contractuel

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



### House ref. 389V1992M Dinan

South of Dinan, contemporary house with full basement offering: an entrance hall with cupboard, a fitted kitchen open to the living room with an insert fireplace and direct access to the terrace, a master suite with shower room, 3 bedrooms, 2 toilets, a bathroom, a garage with motorized door, a laundry room, a workshop. All on a plot of 795m<sup>2</sup> with garden shed. Bright and quiet house.

Ref: 389V1992M

DPE B Energy consumption: 230 Kwh/m<sup>2</sup>/year

GHG B CO2 emissions: 10kg Co2/m<sup>2</sup>/year

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

Find all our real estate advertisements on the website [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 any rentals.

The Christelle Mesnage Immobilier agency welcomes you from Monday afternoon to Saturday evening for all your real estate projects in the DINAN region.

Contact the agency on 02.96.88.00.01

Fees and charges

218 405 € a

to the responsibility of the agency. The agency is not responsible for the content of the advertisement. The agency is not responsible for the content of the advertisement.



Christelle Mesnage Immobilier - 14 Rue de la Ferronnerie - 22100 Dinan

Tel : 02.96.88.00.01 ou portable : 06.80.01.43.12.

[contact@christellemesnage.com](mailto:contact@christellemesnage.com) - [www.christellemesnage.com](http://www.christellemesnage.com) - Document non contractuel