

209 000 €

House for sale

4 rooms

Surface : 72 m<sup>2</sup>

Surface of the living space : 35 m<sup>2</sup>

Surface of the land : 590 m<sup>2</sup>

Year of construction : 1978

Exposure : Sud ouest

View : Jardin

Hot water : Electrique

Indoor condition : good

Outdoor condition : good

Cover : slate

Benefits :

calm, double glazing, Laundry room

2 bedroom

1 shower

2 WC

1 parking

Energy class (old measure) : D

Climate class : B

Document non contractuel

29/10/2024 - Prix T.T.C



### House ref. 389V2063M ERQUY - PLENEUF VAL ANDRE

5km from the beaches - Beautiful renovated house of 80m<sup>2</sup> of living space offering: An entrance hall, an equipped kitchen open to the living room, 2 bedrooms, a bathroom, 2 toilets, a laundry room, a mezzanine. Outside: a gravelled courtyard, a garden shed, all on enclosed grounds of 590m<sup>2</sup>. Favorite house, quiet, bright. 5km from Erquy and Pleneuf.

Ref: 389V2063M

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

GHG CO2 emissions: kg 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



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