

**312 000 €**

**House for sale**

**3 rooms**

**Surface : 96 m<sup>2</sup>**

**Surface of the living space : 20 m<sup>2</sup>**

**Surface of the land : 1036 m<sup>2</sup>**

**Year of construction : 1960**

**Exposure : Sud**

**View : Jardin**

**Hot water : Fuel**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Dépendances, Chambre au rdc,  
double glazing, Laundry room

2 bedroom

1 bathroom

2 WC

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

**Climate class : C**

Document non contractuel

05/02/2025 - Prix T.T.C



### House ref. 389V2073M Dinan

At the gates of Dinan, charming house of 65m<sup>2</sup> of living space on basement offering: an equipped kitchen living room, 2 bedrooms including one on the ground floor, a toilet, a mezzanine, a bathroom with a 2nd toilet, a laundry room. A 40m<sup>2</sup> outbuilding converted into a studio, a garden shed, a summer kitchen under cover, a chicken coop. All on a plot of 1036m<sup>2</sup>. Bright house, favorite. Ref.389V2073M  
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 all rentals.

The Christelle Mesnage Immobilier agency welcomes you from Monday afternoon



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

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