

261 250 €

**House for sale**

**5 rooms**

**Surface : 101 m<sup>2</sup>**

**Surface of the living space : 44 m<sup>2</sup>**

**Surface of the land : 576 m<sup>2</sup>**

**Year of construction : 1975**

**View : Citadine**

**Hot water : Fuel**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Chambre au rdc, double glazing,  
fireplace or wood burning stove, Laundry  
room

3 bedroom

1 bathroom

1 shower

1 WC

1 garage

1 parking

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

**Climate class : D**

Document non contractuel

26/12/2024 - Prix T.T.C



### House ref. 389V2123M Dinan

For sale at Christelle Mesnage Immobilier - In the north at the exit of Dinan, beautiful traditional house on full basement offering: a fitted kitchen open to the living room with an insert fireplace, 3 bedrooms including one on the ground floor with dressing room, a bathroom with whirlpool bath and shower, 2 toilets, a shower room. All on an enclosed plot of 576m<sup>2</sup>. Good construction, no work to be planned.

ref:

DPE: D Energy consumption: 202 Kwh/m<sup>2</sup> /year

GHG: D CO2 emissions: 38 kg 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)

Find all our real estate listings 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.



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