

**436 800 €**

**Contemporary house for sale**

**6 rooms**

**Surface : 144 m<sup>2</sup>**

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

**Surface of the land : 892 m<sup>2</sup>**

**Year of construction : 2010**

**Exposure : Est ouest**

**View : Citadine**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Chambre au rdc, double glazing, fireplace or wood burning stove, house architect and ..., Maison plain pied, Laundry room, spacious

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

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

**Climate class : A**

Document non contractuel

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



### Contemporary house ref. 389V2132M Dinan

For sale at Christelle Mesnage Immobilier, DINAN CENTER, a beautiful contemporary house offering, an entrance with cupboard, a fitted kitchen, 4 bedrooms including a master suite on the ground floor, a bathroom, a large garage. All on a wooded and enclosed plot of 2880 m<sup>2</sup>, residential area, bright, quiet, favorite

Ref: 389V21M

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.georisques.gouv.fr](http://www.georisques.gouv.fr)

**Fees and charges :**

436 800 € agency fees 3,85% à the responsibility of the purchaser is included



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