

**332 800 €**

**House for sale**

**7 rooms**

**Surface : 185 m<sup>2</sup>**

**Surface of the living space : 75 m<sup>2</sup>**

**Surface of the land : 803 m<sup>2</sup>**

**Year of construction : 1800**

**Exposure : Sud**

**View : Campagne**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Dépendances, fireplace or wood burning stove, spacious, stone house

4 bedroom

1 terrace

1 shower

2 WC

1 garage

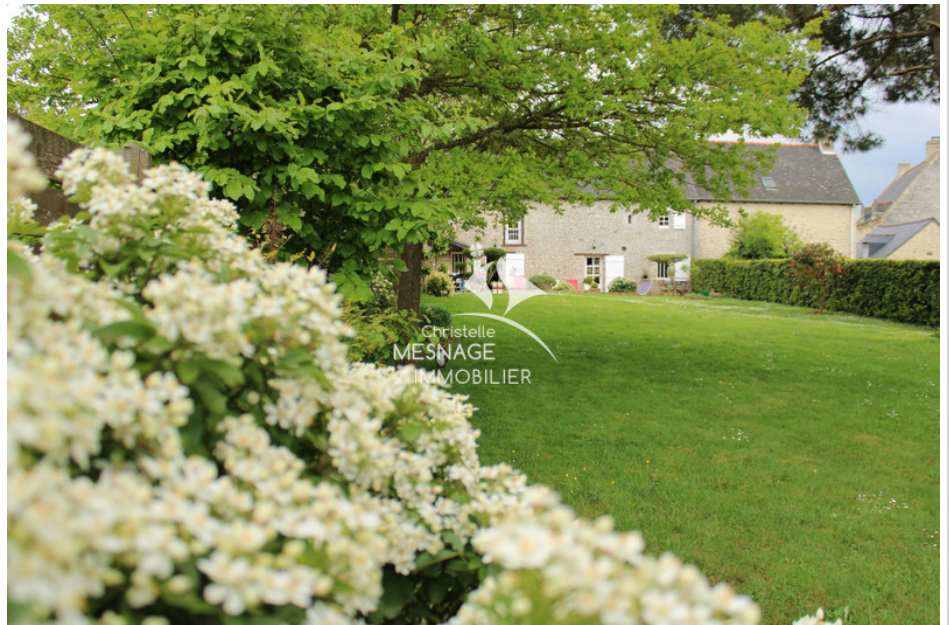
1 cellar

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

**Climate class : B**

Document non contractuel

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



### House ref. 389V2146M Dinan

For Sale at Christelle Mesnage Immobilier, 20 Minutes from DINAN, in the countryside, stone house of 185m<sup>2</sup> of living space, offering: an entrance hall, a fitted kitchen opening onto a magnificent living room with access to the garden, a boiler room with laundry area and access to the garden, a landing, a fitted shower room, 2 toilets and 4 bedrooms, one of which is on the mezzanine. Outside: an adjoining courtyard with attic, a terrace with pergola, a courtyard, an old pigsty converted into storage, all on a plot of 803m<sup>2</sup>. Quiet, Beautiful volumes, Favorite.

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DPE: D Energy consumption: 222 Kwh/m<sup>2</sup> /year

GHG: B CO2 emissions: 7 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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