

**499 200 €**

**House for sale**

**9 rooms**

**Surface : 236 m<sup>2</sup>**

**Surface of the living space : 60 m<sup>2</sup>**

**Surface of the land : 7245 m<sup>2</sup>**

**Year of construction : 1976**

**Exposure : Sud ouest**

**View : Campagne**

**Hot water : Electrique**

**Indoor condition : to modernize**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Dépendances, Chambre au rdc,  
double glazing, fireplace or wood burning  
stove, bureau et atelier, stone house,  
Laundry room, spacious, idéal artisans

5 bedroom

1 terrace

2 bathrooms

3 WC

1 garage

1 parking

1 cellar

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

**Climate class : B**

Document non contractuel

13/03/2025 - Prix T.T.C



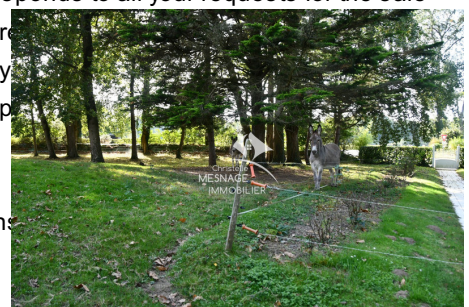
### House ref. 389V2149M Dinan

At the gates of DINAN, spacious traditional house of 236m<sup>2</sup> with full basement offering: an entrance, a kitchen open to a dining room with fireplace, a large living room of 60m<sup>2</sup> with fireplace, 5 bedrooms and 2 bathrooms including 1 on the ground floor, a dressing room, a laundry room, 2 attics. In the basement: an independent entrance, an office, a games room, 2 workshops, 1 laundry room, 1 tiled garage. Well in the garden, asphalt courtyard, beautiful wooded and enclosed land of 7245m<sup>2</sup> with around 300m<sup>2</sup> of garages in annexes. Ideal craftsman. DPE D  
Energy consumption: 249 Kwh/m<sup>2</sup>/year  
GHG B CO2 emissions: 8 Kg Co2/m<sup>2</sup>/year  
Ref: 389V1970M

Information on the risks to which this property is exposed is available on the website [www.georiques.gouv.fr](http://www.georiques.gouv.fr)

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