

**322 400 €**

**House for sale**

**5 rooms**

**Surface : 155 m<sup>2</sup>**

**Surface of the living space : 39 m<sup>2</sup>**

**Surface of the land : 4744 m<sup>2</sup>**

**Year of construction : 1975**

**Exposure : Sud**

**View : Jardin**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

Bedroom on ground floor, double glazing, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

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

**Climate class : B**

Document non contractuel

27/07/2024 - Prix T.T.C



### House ref. 389V986M Dinan

exclusivity. Close to dinan, nice traditional house offering beautiful spaces on a splendid closed and sported park, with an entrance with cupboard, a stay with access terrace, a kitchen equipped with an access to the terrace and garden, a side, 4 rooms among which 1 Parental suite on the ground floor with bathroom equipped with a private Italian shower and a dressing. double garage in pence soil with buanderie and 2 big workshops. The whole on a closed and sported ground of 4 744 m<sup>2</sup> done up of a gazebo with spa for the moments of relaxation. Construct heating aérothermie. Beautiful benefits. Calm and bright dpe .... energy consumption ..... kwh / m2 per year. ref. 389v986m

Find all our real estate listings on the site [www.christellemesnage.com](http://www.christellemesnage.com) (houses, apartments and land) for sale in dinan and the neighboring towns léhon, quévert, lanvally, taden, trelivan, plouer sur rance.

Fees and charges :

322 400 € agency fees 3,85% à the responsibility of the purchaser is included



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