

**468 000 €**

**Contemporary house for sale**

**6 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the living space : 45 m<sup>2</sup>**

**Surface of the land : 638 m<sup>2</sup>**

**Year of construction : 2005**

**Exposure : Sud ouest**

**View : Citadine**

**Hot water : Electrique**

**Indoor condition : Excellent**

**Outdoor condition : good**

**Cover : Zinc**

**Benefits :**

calm, double glazing, house architect and  
..., Laundry room, office

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

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

**Climate class : B**

Document non contractuel

06/01/2025 - Prix T.T.C



### Contemporary house ref. 389V2136M Dinan

For sale at Christelle Mesnage Immobilier: contemporary house from 2005 in a cul-de-sac offering 140m<sup>2</sup> of living space: an entrance with cupboard, a spacious living room with fitted kitchen opening onto the terrace and garden, a laundry room, an office, 4 bedrooms including one with fitted bathroom, a fitted shower room, 2 toilets, a large mezzanine with a dressing room and a clear view, a covered courtyard. All on an enclosed garden of 638m<sup>2</sup>. Spacious and bright house.

Ref: 389V2136M

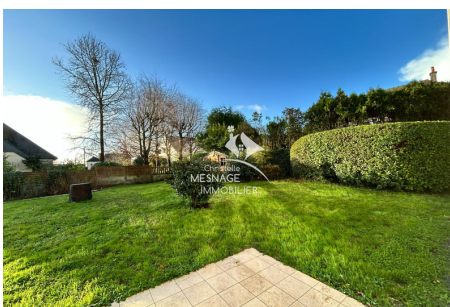
DPE: D Energy consumption: 186 Kwh/m<sup>2</sup> /year

GHG: B CO2 emissions: 6 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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