

**468 000 €**

**House for sale**

**6 rooms**

**Surface : 120 m<sup>2</sup>**

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

**Surface of the land : 439 m<sup>2</sup>**

**Year of construction : 2013**

**Exposure : Sud ouest**

**View : Citadine**

**Hot water : Gaz**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Dépendances, Chambre au rdc,  
double glazing, Laundry room, spacious

3 bedroom

2 terraces

1 bathroom

2 showers

2 WC

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

**Climate class : B**

Document non contractuel

24/04/2025 - Prix T.T.C



### House ref. 389V2154M Dinan

For Sale at Christelle Mesnage Immobilier. In the city center of DINAN - town house of 120m<sup>2</sup> of living space offering: An entrance with cupboard, a fitted kitchen open to the living room with access to the terrace, 2 toilets, a landing used as an office, a laundry room, 3 master suites consisting of a bedroom and a shower room or bathroom. Outside: 2 terraces, a tarmac courtyard, enclosed land, an outbuilding used as a storeroom. All on an enclosed plot of 439 m<sup>2</sup> of land. Lots of charm, Quiet, close to shops, transport and schools.

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

GHG CO<sub>2</sub> emissions: kg Co<sub>2</sub>/m<sup>2</sup>/year

Ref: 389V2152M

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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