

**271 700 €**

**House for sale**

**5 rooms**

**Surface : 116 m<sup>2</sup>**

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

**Surface of the land : 756 m<sup>2</sup>**

**Year of construction : 2005**

**Exposure : Sud ouest**

**View : Citadine**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Chambre au rdc, double glazing, fireplace or wood burning stove, Laundry room

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

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

**Climate class : B**

Document non contractuel

08/09/2024 - Prix T.T.C



### House ref. 389V2055M Les Champs-Géraux

15 minutes from the center of DINAN - Beautiful traditional house with living on one level of 115m<sup>2</sup> of living space offering: An equipped kitchen open to the living room with a wood stove, 3 bedrooms, one of which has a private bathroom, a bathroom bathroom, 2 toilets, a dressing room, an office, a garage. Outside, a terrace, a motorized gate, a paved courtyard. All on enclosed grounds of 756m<sup>2</sup>. House of good construction, pleasant land, quiet, close to schools, shops and transport by car.

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

GHG CO2 emissions: kg Co2/m<sup>2</sup>/year

Ref:389V2055M

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

Find all our real estate advertisements on the website [www.christellemesnage.com](http://www.christellemesnage.com).



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