

**395 200 €**

**Stone house for sale**

**5 rooms**

**Surface : 165 m<sup>2</sup>**

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

**Surface of the land : 400 m<sup>2</sup>**

**Year of construction : 1900**

**Exposure : Sud**

**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, suite

3 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

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

**Climate class : B**

Document non contractuel

17/09/2024 - Prix T.T.C



### Stone house ref. 389V2090M Plélan-le-Petit

10 Minutes west of DINAN - Beautiful stone house of 165m<sup>2</sup> of living space offering: An equipped kitchen opening onto a double living room with a fireplace and a wood stove, 3 bedrooms including a master suite with a bathroom, a toilet and a private dressing room, a bathroom, a toilet, a laundry room. Outside: a courtyard, a garden shed, a woodshed, an independent garage and a well, all on enclosed grounds of 400m<sup>2</sup>. FAVORITE, healthy and bright house close to schools, shops and transport.

Ref.389V2090M

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

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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