

**390 000 €**

**Contemporary house for sale**

**6 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the living space : 46 m<sup>2</sup>**

**Surface of the land : 1166 m<sup>2</sup>**

**Year of construction : 2004**

**Exposure : Est ouest**

**View : Jardin et sur Dinan**

**Hot water : Gaz de ville**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Bedroom on ground floor, light, double glazing, fireplace or wood burning stove, house architect and ..., Laundry room, spacious, suite

4 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

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

**Climate class : C**

Document non contractuel

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



### Contemporary house ref. 389V1151M Dinan

exclusivity. at the gates of dinan, beautiful architect house offering an entrance with cupboard, a large kitchen open to the living room with a fireplace insert with access to the terrace and garden, a master suite with a bedroom and bathroom and closet on the ground floor, a laundry room, a large garage. on the floor, a landing, 3 rooms among which 1 with cupboard, a room of equipped water, a loft suitable for conversion. underfloor heating on the ground floor. all on a plot of 1166 m<sup>2</sup> with a garden shed and a well. quiet and residential area. light house with nice amenities. close schools and shops. energy consumption 82 kwh / m<sup>2</sup> per year. ref.389v1151m

Fees and charges :

390 000 € agency fees 3,85% à the responsibility of the purchaser is included



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