

**875 500 €**

**House for sale**

**7 rooms**

**Surface : 185 m<sup>2</sup>**

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

**Surface of the land : 963 m<sup>2</sup>**

**Year of construction : 1980**

**Exposure : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Chambre au rdc, double glazing, fireplace or wood burning stove, Maison d'architecte et contemporaine, Laundry room, spacious

4 bedroom

1 terrace

1 bathroom

2 showers

2 WC

1 garage

1 parking

1 cellar

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

**Climate class : B**

18/10/2024 - Prix T.T.C



### House ref. 389V1965M Dinan

For Sale at Christelle Mesnage Immobilier: Rare in DINAN: Beautiful architect-designed house offering over 200m<sup>2</sup> of living space, an entrance hall, a fitted kitchen, a living room and a lounge with direct access to the terrace, 4 beautiful bedrooms, one with bathroom on the ground floor and one with dressing room, shower room and terrace upstairs, 2 toilets, a shower room, a laundry room, an office with mezzanine. A full basement with garage, workshop and laundry area, a wine cellar. All on a beautiful wooded plot of 963m<sup>2</sup>. Close to schools, shops and transport. Beautiful volumes, Very nice amenities, Favorite. In a residential area in Dinan itself, close to everything. Ref: 389V1965M DPE D Energy consumption: 218 Kwh/m<sup>2</sup> /year  
GHG B CO2 emissions: 7 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).



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