

**488 800 €**

**Contemporary house for sale**

**Surface : 130 m<sup>2</sup>**

**Surface of the living space : 32 m<sup>2</sup>**

**Surface of the land : 671 m<sup>2</sup>**

**Year of construction : 1995**

**Exposure : Sud ouest**

**View : Citadine**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, double glazing, fireplace or wood  
burning stove, house architect and ...,

Laundry room, spacious

4 bedroom

1 terrace

1 bathroom

2 WC

1 parking

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

**Climate class : B**

Document non contractuel

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



### Contemporary house ref. 389V2112M Dinard

For sale at Christelle Mesnage - South of Dinan - Spacious stone house of 380m<sup>2</sup> of living space offering on 2 levels: 2 kitchens, a living room with fireplace insert, a shower room, a bathroom, 5 bedrooms including 2 with closet, 4 toilets, a laundry room, a stone outbuilding used as a reception room, a garage, a wine cellar, a garden shed and an attic. All on a plot of approximately 15660m<sup>2</sup>. Quiet

DPE: D Energy consumption: 194 Kwh/m<sup>2</sup> /year -

GHG: D CO2 emissions: 38 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).

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.

The Christelle Mesnage Immobilier agency welcomes you from Monday afternoon to Saturday evening for all your real estate projects in the DINAN region.

Contact the agency at 02.96.88.00.01

Fees and charges :

488 800 € agency fees 3,85% à the respons



Christelle Mesnage Immobilier - 14 Rue de la Ferronnerie - 22100 Dinan

Tel : 02.96.88.00.01 ou portable : 06.80.01.43.12.

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