

**546 000 €**

**House for sale**

**10 rooms**

**Surface : 282 m²**

**Surface of the living space : 80 m²**

**Surface of the land : 22537 m²**

**Year of construction : 2020**

**Exposure : Sud**

**View : Campagne**

**Hot water : Géothermie**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

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

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

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

**Climate class : A**

Document non contractuel

24/04/2025 - Prix T.T.C



**House ref. 389V2169M Plumaugat**

For sale at Christelle Mesnage: house offering: An entrance hall, a fitted kitchen opening onto a superb living room with an insert fireplace and access to the terrace, a relaxation room with a walk-in shower, a laundry room with the heating system and the well pump as well as access to the garden, a bathroom with a walk-in shower, a master suite consisting of a bedroom with dressing room and a fitted shower room, 2 toilets with washbasins, one of which is suspended, 4 bedrooms, one of which has a magnificent view of the pond. Outside: A separate double garage with two motorized doors, a garden shed with hot water and electricity. All on a plot of 22 m². Opposite on the other side of the road: a plot of 120 m². with two garages and a garden, not attached to the house.

The whole plot forms a 1037m² plot, in a quiet location. Great possibilities, quiet.

Ref: 389V2169M

DPE: A Energy consumption: 50 Kwh/m² /year

GHG: A CO2 emission: 1 kg Co2/m²/year

Information on the risks to which this property is exposed is available on the



**Fees and charges :**

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

546 000 € agency fees 3.85% à the responsibility of the purchaser is included

Tel : 02.96.88.00.91 ou portable : 06.80.01.43.12.

contact@christellemesnage.com - www.christellemesnage.com - Document non contractuel

SARL Capital de 10 000 euros en enregistrée au RCS DE ST MALO SIRET 753 166 370 000 19, gérante Christelle MESNAGE-RENAULT, Titulaire de la carte pro CPI 2202 2018 000 025 937 délivrée par la

CCI des Côtes d'Armor . Garantie GALIAN