

## Price on request

### Contact agency

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

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### Rental house

**5 rooms**

**Surface : 90 m²**

**Surface of the living : 45 m²**

**Surface of the land : 623 m²**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Géothermie**

**Inner condition : excellent**

### Features :

Laundry room, double glazing, electric shutters, porte de garage motorisée

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



## House 4125 Dinan

For rent at Christelle Mesnage Real Estate: in DINAN LEHON, a contemporary house under the LOI PINEL scheme (Zone B1) of approximately 90m², featuring on the ground floor: a fully equipped kitchen open to the living room with access to the terrace, a laundry room, and a garage with an automatic door. Upstairs: a landing, 3 bedrooms, a bathroom, and a toilet. The entire property is set on a fenced plot of 623m². Residential and quiet neighborhood. Available beginning of December 2025. Energy Performance Certificate A Energy consumption 54 Kwh/m² per year. Greenhouse Gas Emissions A CO2 emissions: 1kg CO2/m²/year Ref.389L191M Rent: 990 Euros per month + 50 Euros monthly charges (household waste and heat pump maintenance). Security deposit: 990 Euros. Agency fees payable by both landlord and tenant: 712.80 Euros including tax for each party (including 475.20 € for negotiation, viewing, file preparation, lease drafting, and 237.60 € for the inventory of fixtures). PLEASE NOTE: this property is subject to the LOI PINEL scheme; your taxable income must not exceed the limits set according to household composition (Zone B1) Please send your application and complete file by email prior to any viewing to [contact@christellemesnager.com](mailto:contact@christellemesnager.com) Information about risks affecting this property is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Find all our property listings on [www.christellemesnager.com](http://www.christellemesnager.com) (Houses and Apartments) for rent in Dinan and surrounding towns Léhon, Quévert, Lanvallay, Taden, Trelivan, Plouer sur Rance.

