

## Price on request

### Contact agency

Christelle Mesnage Immobilier

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

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### For sale stone house

5 rooms

Surface : 135 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Surface of the land : 570 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud ouest

View : Dégagée

Hot water : Fuel

Inner condition : a refresh

External condition : GOOD

Couverture : slate

### Features :

Bedroom on ground floor, Light, double glazing, Cheminée ou poêle à bois, stone house, Suite

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

10/01/2022



## Stone house 4090 Dinan

For sale at Christelle Mesnage – Just outside Dinan, a stone house of 135 m<sup>2</sup> offering an entrance hall, a fitted kitchen, a dining room with a fireplace, a living room with an inset wood burner and access to the terrace, 3 bedrooms including a master suite, 2 offices with one featuring a sink, 1 bathroom, 2 toilets, and a basement. All situated on a 570 m<sup>2</sup> plot with a covered swimming pool. Close to all shops. Solid construction. Ref.389V2251M. EPC F – Energy consumption 295 Kwh/m<sup>2</sup> per year. GHG F – CO2 emissions: 70 kg CO2/m<sup>2</sup>/year Information about the risks this property faces is available at [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Find all our property listings at [www.christellemesnage.com](http://www.christellemesnage.com). A dynamic and professional agency that handles all your requests for selling houses, apartments, or land in the DINAN area, as well as all rental inquiries. The Christelle Mesnage Real Estate agency welcomes you from Monday afternoon until Saturday evening for all your real estate projects in the DINAN area. Contact the agency at 02.96.88.00.01

Fees and charges :

