

## Price on request

### Contact agency

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

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### For sale house

**6 rooms**

**Surface : 182 m²**

**Surface of the living : 54 m²**

**Surface of the land : 16267 m²**

**Year of construction : 1900**

**Exposition : Sud**

**View : Campagne**

**Hot water : Fuel**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

### Features :

CALM, dependencies, double glazing,  
Cheminée ou poêle à bois, OFFICE, pond,  
Laundry room, Spacious, stone house

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

3 parkings

**Energy class (dpe) : E**

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

Document non contractuel



## House 4133 Dinan

For sale at Christelle Mesnage Real Estate: Dinan-Lamballe axis, a stunning detached house located in a quiet neighborhood near Dinan. This beautiful home, built in 1900 and meticulously maintained, sits on a 16,267 m² plot of land. The house, with a living area of 182 m², is spread over two levels and offers all the comforts thanks to a large equipped kitchen with a fireplace, a living room also featuring a fireplace, three bedrooms including a master suite and an office, a bathroom with a bathtub and a shower, 2 toilets, a laundry room, a boiler room, a leisure shelter, and a carport for 3 cars. The main asset of this property is undoubtedly its generous spaces, including the large 54 m² living room facing south, and its beautiful wooded land with a pond fed by a natural spring. A real favorite, very well-maintained house for nature lovers. Ref:389V2266M  
DPE: D Energy consumption: 231 Kwh/m² /year GES: D CO2 emissions: 48 kg CO2/m²/year Information about risks affecting this property is available at [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Find all our real estate listings on [www.christellemesnage.com](http://www.christellemesnage.com). A dynamic and professional agency that meets all your needs for selling houses, apartments, and land in the DINAN region or for any rentals. Christelle Mesnage Real Estate welcomes you from Monday afternoon to Saturday evening for all your real estate projects in the DINAN area. Contact the agency at 02 96 88 00 01

