

**498 000 €**

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

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**For sale house**

**6 rooms**

**Surface : 117 m²**

**Surface of the living : 53 m²**

**Surface of the land : 500 m²**

**Year of construction : 2016**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

CALM, Chambre au rdc, double glazing,

Maison d'architecte et contemporaine,

Laundry room, Suite

4 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : B**

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



### House 3961 Dinan

PLOUER-SUR-RANCE, contemporary house with life on one level of 117m² offering a double living room, an American kitchen, a laundry room, a parental suite with shower room, 2 toilets, 4 bedrooms, a garage with motorized door. Outside, a courtyard, a garden shed all on a plot of 500m². Quiet, bright, close to the rancid edge. DPE B Energy consumption: 53.20Kwh/m²/year GHG A CO2 emissions: 2.50kg Co2/m²/year (Dating from 2016) Ref: 389V1753M Find all our real estate advertisements on the site [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 :**

498 000 € agency fees 3,86% à the responsibility of the buyer included

