

540 800 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

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**For sale stone house**

**6 rooms**

**Surface : 136 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Surface of the land : 6960 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

CALM, Chambre au rdc, double glazing,  
Cheminée ou poêle à bois, stone house,  
Laundry room, Suite

4 bedroom

1 terrace

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel



**Stone house 3627 Dinan**

10 MINUTES FROM DINAN — Beautiful stone house with living space on one level of 110m<sup>2</sup> of living space offering: An entrance, an equipped kitchen open to the living room with an insert fireplace, 4 bedrooms, a bathroom, 2 toilets, a garage used as a laundry room. A studio rented for €250/month (charges included) on the side of the house. Outside: A woodshed, a concrete block box, a plot of land designed for horses. All on a plot of 7290m<sup>2</sup>. Favorite House. Ideal for horse lovers. Calm. 5 minutes from shops, schools and transport. Ref: 389V1977M DPE: Energy consumption: Kwh/m<sup>2</sup>/year GHG: CO2 emissions: kg Co2/m<sup>2</sup>/year Information on the risks to which this property is exposed is available on the website [www.georiques.gouv.fr](http://www.georiques.gouv.fr) Find all our real estate advertisements on the website [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 :**

540 800 € agency fees 3,85% à the responsibility of the buyer included

