

303 050 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

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**For sale house**

**5 rooms**

**Surface : 157 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Surface of the land : 3912 m<sup>2</sup>**

**Year of construction : 1979**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : slate**

**Features :**

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

4 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



**House 3669 Dinan**

15 minutes west of DINAN, beautiful neo-Breton house with living space on one level of 157m<sup>2</sup> of living space offering: an entrance with cupboard, a living room with a fireplace, an equipped kitchen, 4 bedrooms, 2 bathrooms including one with a shower, 2 toilets, a laundry room, a garage and a wine cellar. Outside: a tarmac courtyard, a fish pond, a sheet metal shelter, a wooden cabin, all on enclosed grounds of 3900m<sup>2</sup>. Quiet house, good construction, close to schools and shops by car. DPE D Energy consumption: 247Kwh/m<sup>2</sup>/year GHG B CO2 emissions: 8Kg Co2/m<sup>2</sup>/year Ref: 389V2036M 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 any 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 :**

303 050 € agency fees 4,31% à the responsibility of the buyer included

