

468 000 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

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**For sale house**

**6 rooms**

**Surface : 290 m<sup>2</sup>**

**Surface of the living : 115 m<sup>2</sup>**

**Surface of the land : 2436 m<sup>2</sup>**

**Year of construction : 2009**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : Bac Acier**

**Features :**

CALM, Chambre au rdc, double glazing,

Maison d'architecte et contemporaine,

Laundry room, Spacious, Suite

4 bedroom

1 terrace

2 bathrooms

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

Document non contractuel

Emission of greenhouse gases (ges) : A

21/05/20



**House 3693 Dinan**

5 minutes south of DINAN - Beautiful house with wooden cladding of 290m<sup>2</sup> of living space offering: An equipped kitchen opening onto a large living room of 115m<sup>2</sup>, 4 bedrooms including a master suite with a toilet and a private dressing room, a bathroom, a bathroom, a second bathroom can be created in the master suite, 1 toilet, a laundry room, a garage, an attic. All on a wooded plot of 2436m<sup>2</sup>. Contemporary house with spacious rooms close to schools, shops and transport. DPE B Energy consumption: 96Kwh/m<sup>2</sup>/year GHG A CO2 emission: 3Kg Co2/m<sup>2</sup>/year Ref: 389V2051M 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 :

468 000 € agency fees 3,85% à the responsibility of the buyer included

