

**416 000 €**

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

contact@christellemesnage.com

**For sale house**

**7 rooms**

**Surface : 130 m²**

**Surface of the living : 30 m²**

**Surface of the land : 4567 m²**

**Year of construction : 1962**

**Exposition : Sud**

**View : Campagne**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

CALM, dependencies, Chambre au rdc,  
Double glazed timber, Cheminée ou poêle à  
bois, Laundry room, Spacious, Suite

4 bedroom

1 terrace

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : E**

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



### House 4020 Lanvallay

For sale at Christelle Mesnage Immobilier, LANVALLAY, beautiful house of 130 m² of living space, offering: a fitted kitchen with a wood stove and access to the terrace, a living room with a fireplace, an office with cupboards, 4 bedrooms including a master suite, a bathroom with a shower, 3 toilets, a large laundry room on the garden level fitted with storage and a sauna, an outbuilding, a garage for 3 vehicles, a pergola. All on a plot of 4567 m², wooded and enclosed. Well built, open view. Quiet, close to shops on foot. For nature lovers. Ref: 389V2104MDPE: D Energy consumption: 243 Kwh/m²/year GHG: C CO2 emissions: 27 kg Co2/m²/year Information on the risks to which this property is exposed is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Find all our real estate listings 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 :**

416 000 € agency fees 3,85% à the responsibility of the buyer included

