

## Price on request

### Contact agency

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

contact@christellemesnage.com

### For sale house

**8 rooms**

**Surface : 180 m²**

**Surface of the living : 50 m²**

**Surface of the land : 1069 m²**

**Year of construction : 1900**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

### Features :

CALM, dependencies, double glazing,  
Cheminée ou poêle à bois, stone house,  
Laundry room

4 bedroom

3 showers

4 WC

1 garage

1 parking

**Energy class (dpe) : E**

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

Document non contractuel



## House 4160 Languédias

For sale at Christelle Mesnage Real Estate – Near Dinan, beautiful stone house with 180m² of living space offering the possibility of a second dwelling and comprising: a veranda, a fitted kitchen open to a large living room with a fireplace, a shower room, a toilet, and a laundry room on the ground floor; a second section accessible both from inside and outside, featuring a second fitted kitchen open to a living area with a fireplace, and a toilet. Upstairs: a study area, 4 bedrooms, 2 shower rooms with toilets, an attic, and 2 landings. Outside: a garage, 2 workshops, a covered shelter, a wood shed, a garden shed, a well, and a paved courtyard at the front – all set on a 1069m² plot. Ref: 389V2239M \*\*DPE D\*\* Energy consumption: 249 Kwh/m²/year \*\*GES B\*\* CO2 emissions: 9 kg CO2/m²/year Information about the risks associated with this property is available at [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Find all our real estate listings on [www.christellemesnage.com](http://www.christellemesnage.com). A dynamic and professional agency that caters to all your needs for selling houses, apartments, and land in the DINAN area, as well as for rentals. The Christelle Mesnage Real Estate 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 :

