

## Price on request

### Contact agency

Christelle Mesnage Immobilier

14 Rue de la Ferronnerie

22100 Dinan

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### For sale house

8 rooms

Surface : 180 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 1069 m<sup>2</sup>

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 180m<sup>2</sup> 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 1069m<sup>2</sup> plot. Ref: 389V2239M \*\*DPE D\*\* Energy consumption: 249 Kwh/m<sup>2</sup>/year \*\*GES B\*\* CO2 emissions: 9 kg CO2/m<sup>2</sup>/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 :

