

## Price on request

### Contact agency

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

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### For sale house

**6 rooms**

**Surface : 136 m²**

**Surface of the living : 56 m²**

**Surface of the land : 549 m²**

**Year of construction : 2023**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

### Features :

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

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : A**

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

Document non contractuel



## House 4043 Le Minihiac-sur-Rance

Exclusive. For Sale at Christelle Mesnage Real Estate. 15 MINUTES FROM DINAN and SAINT-MALO – Near the Rance river within walking distance, Beautiful contemporary house of 136m² living space offering: An entrance with a closet, a fully equipped kitchen open to the living room with a closet and access to the terrace, a laundry room, a landing, a garage, 2 wall-hung toilets, a bathroom with a shower, 4 spacious bedrooms including a master suite on the ground floor with a closet, terrace access, and a bathroom fitted with a walk-in shower. All set on a fenced and landscaped plot of 549m². Lots of charm, bright, solid construction. Residential neighborhood, lovely walks along the Rance. Quality features DPE: A Energy consumption: 48 Kwh/m²/year GES: A CO2 emissions: 1 kg CO2/m²/year Ref: 389V2223M Information on the risks this property may be exposed to is available at [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Find all our property listings on [www.christellemesnage.com](http://www.christellemesnage.com). A dynamic and professional agency that handles all your sale requests for houses, apartments, and land in the DINAN area or for any rentals. Christelle Mesnage Real Estate 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 :

