

Price on request

Contact agency

Christelle Mesnage Immobilier

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For sale house

6 rooms

Surface : 130 m²

Surface of the living : 50 m²

Surface of the land : 4000 m²

Year of construction : 2003

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : slate

Features :

CALM, Chambre au rdc, double glazing,

Laundry room

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



House 4130 Plédéliac

Just 15 km from Lamballe and 20 minutes from Dinan, discover this stunning contemporary house built in 2003, perfectly situated in the countryside, offering complete tranquility and no neighbors in sight—ideal for nature lovers. High-end features: Spacious living area of over 50 m², bright and airy, with a pellet stove. Beautiful fitted and equipped kitchen open to the living room. 4 bedrooms with built-in wardrobes, including: 1 master bedroom on the ground floor with its own private shower room. 1 bedroom upstairs with a balcony offering unobstructed views of the countryside. Bathroom upstairs, 2 separate toilets. Attic with good headroom above the garage, ready to be converted (potential 5th bedroom or master suite). Double garage with motorized sectional door. Outside: Two large terraces with bioclimatic pergolas. Wooden garden shed. Lovely fenced and landscaped plot of approximately 4,000 m², planted with trees and meticulously maintained. Economical and eco-friendly house. Peace, light, space, modernity... this home ticks all the boxes! Energy Performance Certificate: B. Energy consumption: 107 Kwh/m²/year. GHG emissions: A. CO₂ emissions: 3kg CO₂/m²/year. Ref: 389V2209M. Information about risks related to this property is available at www.georisques.gouv.fr. Find all our property listings on www.christellemesnage.com. A dynamic and professional agency ready to assist you with selling houses, apartments, or land in the DINAN area, as well as all

