

551 200 €

**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 : 200 m²**

**Surface of the living : 62 m²**

**Surface of the land : 5000 m²**

**Year of construction : 1983**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Avec la chaudière à granulés**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

CALM, dependencies, Chambre au rdc,  
double glazing, fireplace, Architect house  
and ..., heated pool, Laundry room,  
Spacious, Abri pour camping car

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

6 parkings

Document non contractuel

Energy class (dne) : B

Emission of (ges) : A



**House 3898 Dinan**

For sale at Christelle Mesnage, 5 km from DINAN, spacious house of 200m² of living space offering: a large living room with fitted kitchen open to the living room with an insert fireplace, a winter lounge/solarium, 5 bedrooms including a master suite with bathroom, 2 toilets, a shower room, a laundry room, a boiler room. A terrace with spa, a heated swimming pool under a dome, a large garage with workshop, a garage for cars and camper vans, a large carport, a summer kitchen. All on a beautiful enclosed plot of 5000m² in a natural area (non-buildable surroundings). Solar panels, pellet boiler. Very bright, great amenities, no work, 5km max from everything: shops, doctors, nurseries, schools and college. Favorite. Ref: 389V2157M DPE GHG 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 :**

551 200 € agency fees 2.95% à the responsibility of the buyer included

