

## Price on request

### Contact agency

**Christelle Mesnage Immobilier**

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### For sale house

**8 rooms**

**Surface : 224 m²**

**Surface of the living : 40 m²**

**Surface of the land : 927 m²**

**Year of construction : 1930**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : slate**

### Features :

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

5 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 parking

**Energy class (dpe) : E**

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

Document non contractuel



## House 4018 Saint-Malo

For sale exclusively with Christelle Mesnage: Near SAINT-MALO, Beautiful stone residence of 224m² facing East-West, ideally located on the St Malo-Rennes axis offering: an entrance hall, a fitted kitchen with access to the garden, a spacious living room with a fireplace opening onto the terrace, 5 lovely bedrooms including a master suite with a dressing room, office, and bathroom, 1 shower room, and 3 toilets. An outbuilding of 19m² converted into a workshop, insulated, with electricity and heating, a lean-to, All set on an enclosed, wooded plot of 927m². A true gem, high-quality features, lots of charm, clear views, great exposure DPE: D Energy consumption: 236 Kwh/m²/year GES: D CO2 emissions: 38 kg CO2/m²/year Ref: 389V2212M Information about the risks related to this property is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Find all our property listings on the website [www.christellemesnage.com](http://www.christellemesnage.com). A dynamic and professional agency ready to assist with all your sales of houses, apartments, and land in the DINAN area or for any 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 :

