

## Price on request

### Contact agency

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

contact@christellemesnage.com

### For sale house

**14 rooms**

**Surface : 483 m²**

**Surface of the living : 55 m²**

**Surface of the land : 503 m²**

**Year of construction : 1900**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

### Features :

CALM, veranda, double glazing, Cheminée ou poêle à bois, OFFICE, mansion, Laundry room, Spacious, stone house

7 bedroom

1 terrace

2 bathrooms

1 shower

4 WC

1 garage

1 parking

1 cellar

Document non contractuel

Energy class (dne) : D



## House 4072 Dinan

For sale at Christelle Mesnage – DINAN CITY CENTER. Beautiful townhouse of 483m² living space offering: on the ground floor: a large entrance hall, a toilet with a hand basin, a spacious living room with a fireplace opening onto the veranda/winter garden, perfect for an artist's studio, a fitted kitchen, a large dining room, a laundry room. On the 1st floor: a landing, 4 bedrooms including a master suite with a dressing room and shower room, a bathroom with a toilet. On the 2nd floor: a landing, a fitted kitchen open to the living room, 3 bedrooms, an office, a bathroom with a toilet. In the basement: a cellar, two workshops, a boiler room, and a wine cellar. A garage, all on a fully enclosed wooded plot of 503m². High ceilings, lots of charm, generous volumes, quality features. A real favorite. Ref: 389V2247M Energy Performance Certificate (DPE): D Energy consumption: 199 kWh/m²/year Greenhouse Gas Emissions (GES): D CO2 emissions: 29 kg CO2/m²/year Information about the risks to which this property is exposed is available at [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Find all our property listings at [www.christellemesnage.com](http://www.christellemesnage.com). A dynamic and professional agency that handles all your requests for selling 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

