

468 000 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

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**For sale farm**

**12 rooms**

**Surface : 200 m²**

**Surface of the living : 45 m²**

**Surface of the land : 50000 m²**

**Year of construction : 1900**

**Exposition : Sud**

**View : Campagne**

**Hot water : Fuel**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : slate**

**Features :**

CALM, dependencies, Chambre au rdc,  
double glazing, Cheminée ou poêle à bois,  
Maison d'architecte et contemporaine,  
stone house, Laundry room, Spacious

8 bedroom

1 terrace

3 showers

3 WC

1 garage

1 parking

**Energy class (dpe) : C**

Document non contractuel

Emission of greenhouse gases (ges) : D



**Farm 3899 Dinan**

PLOREC SUR ARGUENON - Agricultural mixed farming and livestock farm of 46 hectares which can be sold under 5 hectares. This farm offers: A first house with an entrance, a fitted kitchen open to the living room, an office, 5 bedrooms, 2 bathrooms, 2 toilets, a garage with an attic and a laundry area. A second terraced house with an equipped kitchen, a living room, a bathroom, a toilet, 3 bedrooms and a laundry room. Outside: 3 outbuildings with a pigsty, a garage, an old stable, a well used for the house and buildings, an agricultural building with a milking parlor, 2 agricultural sheds for straw, an agricultural shed for equipment, an old stable, 3 corn silos, 3 grain silos, asphalt courtyard in front of the houses and around the agricultural buildings, a buried manure pit of 180m3. 10 minutes from Plancoet and 25 minutes from Dinan. DPE: Energy consumption: kWh/m²/year GHG: CO2 emissions: kg Co2/m²/year Ref: 389V1986M Information on the risks to which this property is exposed is available on the website [www.georiques.gouv.fr](http://www.georiques.gouv.fr) Find all our real estate advertisements 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 any 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.

