

146 300 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

contact@christellemesnage.com

**For sale stone house**

**4 rooms**

**Surface : 85 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Surface of the land : 1292 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : slate**

**Features :**

stone house

2 bedroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : E**

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



**Stone house 3677 Dinan**

Stone and land house with 70m<sup>2</sup> of living space offering: A veranda entrance, a furnished kitchen with fireplace, a living room with insert fireplace, a shower room, 2 toilets, 2 bedrooms, an office, 2 convertible attics, a garage with a laundry room. Outside: Building land, an outbuilding on the side of the house, a shelter, a courtyard and a chicken coop. All on a plot of 1292m<sup>2</sup>. Close to shops and a train station. Calm. 20 minutes from Dinan. Ref: 389V1949M DPE Energy consumption: Kwh/m<sup>2</sup>/year GHG CO<sub>2</sub> emissions: kg Co<sub>2</sub>/m<sup>2</sup>/year 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 advertisements on the site [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 :

146 300 € agency fees 4,31% à the responsibility of the buyer included

Document non contractuel

17/07/20

