

421 200 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

contact@christellemesnage.com

**For sale stone house**

**5 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 300 m<sup>2</sup>**

**Year of construction : 1964**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Gaz de ville**

**Inner condition : to modernize**

**External condition : GOOD**

**Couverture : slate**

**Features :**

Chambre au rdc, double glazing, Cheminée  
ou poêle à bois, Laundry room

3 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel



**Stone house 3761 Dinan**

DINAN CITY CENTER - Stone house of 140m<sup>2</sup> of living space offering: An entrance, a living room with a fireplace, an equipped kitchen, 3 bedrooms including one on the ground floor, 2 bathrooms, 2 toilets, 3 attics, a garage with a motorized door, a laundry room. All on enclosed grounds of 300m<sup>2</sup>. Family house with character, healthy, well built, bright, close to schools, transport and shops on foot. Ref: 389V2093M DPE Energy consumption: Kwh/m<sup>2</sup>/year - in progress GHG CO2 emissions: kg Co2/m<sup>2</sup>/year - in progress 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 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 :

421 200 € agency fees 3,85% à the responsibility of the buyer included

