

271 700 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

contact@christellemesnage.com

**For sale ideal investor**

**5 rooms**

**Surface : 90 m<sup>2</sup>**

**Year of construction : 1900**

**View : Citadine**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : a refresh**

**Couverture : slate**

**Features :**

Local commercial et habitation, ideal investor

3 bedroom

1 bathroom

1 WC

**Energy class (dpe) : E**

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

Document non contractuel

24/11/2024



**Ideal investor 3683 Dinan**

For sale at Christelle Mesnage Immobilier, DINAN CENTER, in a beautiful building of 90 m<sup>2</sup> of living space, a first part offering a commercial premises of approximately 20m<sup>2</sup> with a street frontage, rented, and at the back with a separate entrance: a triplex apartment, also rented, comprising: a fitted kitchen, a living room, a fitted bathroom, three bedrooms, a small storeroom. Ideal for investors. Close to the train station and shops. Ref: 389P2103M DPE/GES commercial premises: blank DPE housing: E Energy consumption: 251 Kwh/m<sup>2</sup> /year Housing GHG: E CO2 emissions: 54 kg Co2/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 listings 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 :**

Well condominium

271 700 € agency fees 4,31% à the responsibility of the buyer included

