

292 600 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

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**For sale house**

**6 rooms**

**Surface : 153 m²**

**Surface of the living : 25 m²**

**Surface of the land : 14925 m²**

**Year of construction : 1900**

**Exposition : Sud ouest**

**View : Campagne**

**Hot water : Fuel**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

CALM, dependencies, double glazing,  
Cheminée ou poêle à bois, Laundry room

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : E**

Document non contractuel

Emission of greenhouse gases (ges) : B



**House 3923 Evran**

For sale at Christelle Mesnage - FARMHOUSE in Evran comprising a main house of 158m² of living space offering a fitted kitchen, a living room with access to the garden, a shower room, a laundry room, 3 bedrooms including 1 with an attic that can be converted into a shower room + toilet, a storeroom with wine cellar, a space to create a toilet and access to 2 studios of 20 and 25m² and several outbuildings: an outbuilding with attic and bread oven, 2 covered courtyards, a stone garage, 3 outbuildings used as a storeroom, a well. All on a plot of land of 5205m² adjoining the house, plus a plot of land of 3467m² opposite and an agricultural plot of land of 13,363m² rented to a farmer, the whole forming a set of plots for 22,035m². Close to Betineuc, quiet, for nature lovers. Ref: 389V2114MDPE GHG 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 :**

292 600 € agency fees 4.21% à the responsibility of the buyer included

