

271 700 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

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**For sale house**

**5 rooms**

**Surface : 116 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Surface of the land : 756 m<sup>2</sup>**

**Year of construction : 2005**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

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

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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



### House 3719 Les Champs-Géraux

15 minutes from the center of DINAN - Beautiful traditional house with living on one level of 115m<sup>2</sup> of living space offering: An equipped kitchen open to the living room with a wood stove, 3 bedrooms, one of which has a private bathroom, a bathroom bathroom, 2 toilets, a dressing room, an office, a garage. Outside, a terrace, a motorized gate, a paved courtyard. All on enclosed grounds of 756m<sup>2</sup>. House of good construction, pleasant land, quiet, close to schools, shops and transport by car. DPE Energy consumption: Kwh/m<sup>2</sup>/year GHG CO2 emissions: kg Co2/m<sup>2</sup>/year Ref:389V2055M 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

**Fees and charges :**

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

Document non contractuel

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