

395 200 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

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**For sale stone house**

**5 rooms**

**Surface : 165 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 400 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Sud**

**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,  
Suite

3 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel



## Stone house 3753 Plélan-le-Petit

10 Minutes west of DINAN - Beautiful stone house of 165m<sup>2</sup> of living space offering: An equipped kitchen opening onto a double living room with a fireplace and a wood stove, 3 bedrooms including a master suite with a bathroom, a toilet and a private dressing room, a bathroom, a toilet, a laundry room. Outside: a courtyard, a garden shed, a woodshed, an independent garage and a well, all on enclosed grounds of 400m<sup>2</sup>. FAVORITE, healthy and bright house close to schools, shops and transport. Ref.389V2090M DPE Energy consumption: Kwh/m<sup>2</sup>/year GHG CO2 emissions: kg Co2/m<sup>2</sup>/year 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 :**

395 200 € agency fees 3,85% à the responsibility of the buyer included

