

276 925 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

contact@christellemesnage.com

**For sale house**

**7 rooms**

**Surface : 120 m²**

**Surface of the living : 30 m²**

**Surface of the land : 700 m²**

**Year of construction : 1976**

**Exposition : Sud**

**View : Citadine**

**Hot water : Fuel**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

CALM, OFFICE, 2 Chambres au rdc, double glazing, pellet stove, Laundry room, Salle d'eau au RDC, Wc séparés

4 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel



**House 3725 Dinan**

SAINT-SAMSON, neo-Breton house of 120m² of living space on a full basement offering: an entrance with cupboard, a living room with a pellet stove and an insert fireplace, a fitted kitchen, a toilet, a bathroom and 2 bedrooms on the ground floor, a bathroom with toilet, 2 bedrooms and an office upstairs. A garage with laundry area in the basement. All on a plot of 700m². ref: 389V2072M DPE Energy consumption: Kwh/m²/year - in progress GHG CO2 emissions: kg Co2/m²/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 :

276 925 € agency fees 4,31% à the responsibility of the buyer included

