

549 952 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

contact@christellemesnage.com

**For sale house**

**6 rooms**

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

**Surface of the living : 37 m<sup>2</sup>**

**Surface of the land : 1811 m<sup>2</sup>**

**Year of construction : 1978**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Gaz de ville**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

CALM, dependencies, Chambre au rdc,  
double glazing, Cheminée ou poêle à bois,  
Spacious, Suite

4 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

1 parking

**Energy class (dpe) : D**

Document non contractuel

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



**House 3827 Dinan**

For sale at Christelle Mesnage Immobilier, DINAN CENTER, a stone house of 100 m<sup>2</sup> of living space offering: a cellar, a kitchen open to the living room, a laundry room, a bathroom, a shower room, two toilets, two bedrooms, two offices and a small storeroom. Outside: a tarmac courtyard, a garage and a workshop with fireplace. All on a wooded and enclosed plot of 339m<sup>2</sup>. Quiet, close to schools and shops Ref: 389V2122M DPE/GES commercial premises: blank DPE housing: D Energy consumption: Kwh/m<sup>2</sup> /year Housing GHG: D 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.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 :

549 952 € agency fees 3,85% à the responsibility of the buyer included

