

1 236 000 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

contact@christellemesnage.com

**For sale manor**

**9 rooms**

**Surface : 400 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 9390 m<sup>2</sup>**

**Year of construction : 1740**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

CALM, dependencies, Chambre au rdc, double glazing, Cheminée ou poêle à bois, stone house, Laundry room, Spacious, Suite

5 bedroom

1 terrace

2 bathrooms

4 showers

9 WC

60 parkings

**Energy class (dpe) : G**

Document non contractuel

Emission of greenhouse gases (ges) : C



**Manor 3757 Pléhédél**

4KM FROM THE BEACHES - NEAR SAINT-QUAY-PORTRIEUX - Magnificent character manor of 400m<sup>2</sup> living space offering: 2 entrances, a double living room of 48m<sup>2</sup>, a living room, 2 fitted kitchens, 4 parental suites, a bedroom, 4 bathrooms including a with a laundry area, 2 bathrooms, 7 toilets, a mezzanine, an office, 2 attics. Outside, a 260m<sup>2</sup> outbuilding used as a reception, a toilet, a kitchen, a workshop, a technical room, a 130m<sup>2</sup> attic, a 100m<sup>2</sup> veranda with swimming pool, a solarium, a gravelled courtyard, a space parking space for up to 60 vehicles. The whole on a vast raised ground of 9240m<sup>2</sup>. Ideal for a wedding type reception activity, quiet, close to shops and the sea. Ref: 389V1945M DPEG Energy consumption: 453Kwh/m<sup>2</sup> /year GHG C CO2 emissions: 14kg 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 advertisements on the site [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 :

1 236 000 € agency fees 2.91% à the responsibility of the buyer included

