

3 300 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

22100 Dinan

02 96 88 00 01 /

contact@christellemesnage.com

**Vacation rentals contemporary villa**

**7 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Surface of the land : 560 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**Features :**

Laundry room, double glazing, electric shutters, Bedroom on ground floor, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel



**Contemporary villa 3797 Dinan**

For rent at Christelle Mesnage Immobilier. DINAN CITY CENTER, A house &quot;VILLA CALAD&#39;OR&quot; for residential use built in concrete blocks and covered in slate, comprising: - On the ground floor: an entrance with hallway and cupboard, a fitted and equipped kitchen, a living room with decorative insert fireplace (plugged) opening onto the terrace, a bedroom with cupboard and private fitted shower room, a toilet with washbasin, a laundry room with washing machine, tumble dryer and cupboard, a double garage with motorized door with a large cupboard, 2 shelves, a freezer and a small oven with the aerothermal system, a small attic above. - Upstairs: a landing with clearance and storage, a bedroom with fitted dressing room and equipped shower room, two other bedrooms, an equipped bathroom with shower, a toilet. A workshop on the side of the house accessible from the outside with a sink, barbecue available, ladder and garden furniture storage. Wooded, grassed land, enclosed by fencing, hedge, low rendered wall, a jacuzzi with its cover, a south-west facing terrace, a robot lawnmower with its installation, a gate with fencing, a landscaped and wooded courtyard with a tarmac driveway. DPE: B Energy consumption: 105 Kwh/m<sup>2</sup> /year GHG: B CO2 emissions: 3 kg Co2/m<sup>2</sup>/year Ref:389L175M Information on the risks to which this property is exposed is available on the website

