

**219 450 €**

**House for sale**

**5 rooms**

**Surface : 90 m<sup>2</sup>**

**Surface of the living space : 30 m<sup>2</sup>**

**Surface of the land : 545 m<sup>2</sup>**

**Year of construction : 1953**

**Exposure : Sud ouest**

**View : Citadine**

**Hot water : Gaz de ville**

**Indoor condition : to modernize**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Chambre au rdc, double glazing

3 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

**Energy class (old measure) : E**

**Climate class : E**

Document non contractuel

01/05/2024 - Prix T.T.C



### House ref. 389V2003M Dinan

DINAN CITY CENTER - Traditional house with living on one level of 90m<sup>2</sup> of living space offering: An entrance, an equipped kitchen open to the living room with access to the balcony, 3 bedrooms, an equipped bathroom, a toilet, a laundry room, an attic, a garage with a workshop area. Outside: a terrace, all on an enclosed plot of 545m<sup>2</sup>. Quiet house close to schools, transport and shops.

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



Christelle Mesnage Immobilier - 14 Rue de la Ferronnerie - 22100 Dinan

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