

**343 200 €**

**House for sale**

**6 rooms**

**Surface : 114 m<sup>2</sup>**

**Surface of the living space : 35 m<sup>2</sup>**

**Surface of the land : 1115 m<sup>2</sup>**

**Year of construction : 1987**

**Exposure : Est ouest**

**View : Citadine**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, double glazing, fireplace or wood burning stove, Laundry room

3 bedroom

1 bathroom

2 WC

1 garage

1 parking

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

**Climate class : C**

Document non contractuel

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



## House ref. 389V1685M Langrolay-sur-Rance

15 minutes from DINAN - Beautiful house of 114m<sup>2</sup> of living space offering: a garage in the basement, an entrance, a living room with fireplace and fitted kitchen, a veranda, 2 toilets, a laundry room, an office, 3 bedrooms, two of which have a wardrobe and a bathroom. The whole on a ground closed and sported by 1115m<sup>2</sup> giving, a shelter of garden, a henhouse. Quiet, on the banks of the Rance.  
DPE: Ref. 389V1685M

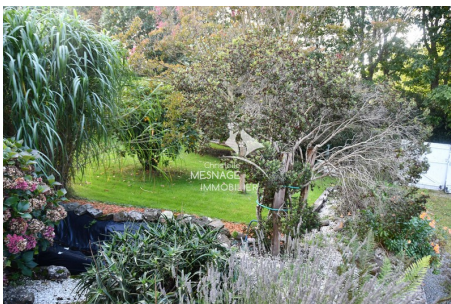
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A dynamic and professional agency that responds to all your requests for the sale of houses, apartments, land in the DINAN region or for all rentals.

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 :

343 200 € agency fees 3,85% à the responsibility of the purchaser is included



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

Tel : 02.96.88.00.01 ou portable : 06.80.01.43.12.

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