

**395 200 €**

**House for sale**

**5 rooms**

**Surface : 137 m<sup>2</sup>**

**Surface of the living space : 50 m<sup>2</sup>**

**Surface of the land : 670 m<sup>2</sup>**

**Year of construction : 2000**

**Exposure : Sud ouest**

**View : Citadine**

**Hot water : Gaz**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

4 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

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

**Climate class : C**

Document non contractuel

20/04/2024 - Prix T.T.C



### House ref. 389V1896M Dinan

DINAN - Beautiful modern house with 136m<sup>2</sup> of living space on one level offering: An entrance hall, an equipped kitchen opening onto a 50m<sup>2</sup> double living room with a wood stove and direct access to the terrace, 4 bedrooms including a master suite, 2 shower rooms, 2 toilets, a mezzanine, a garage. Outside, a paved courtyard, a gate, a tiled terrace, a garden shed, all on grounds enclosed by wire netting and hedges of 670m<sup>2</sup>. Shops, transport and schools within walking distance. Not overlooked. In a quiet and sought after area.

DPE Energy consumption: kWh/m<sup>2</sup>/year

GHG CO<sub>2</sub> emissions: kg Co<sub>2</sub>/m<sup>2</sup>/year

Ref:389V1896M

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).



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

Tel : 02.96.88.00.01 ou portable : 06.80.01.43.12.

[contact@christellemesnage.com](mailto:contact@christellemesnage.com) - [www.christellemesnage.com](http://www.christellemesnage.com) - Document non contractuel