

**282 150 €**

**House for sale**

**8 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the living space : 40 m<sup>2</sup>**

**Surface of the land : 580 m<sup>2</sup>**

**Year of construction : 2011**

**Exposure : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Chambre au rdc, double glazing,

Laundry room

6 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

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

**Climate class : A**

Document non contractuel

06/05/2024 - Prix T.T.C



### House ref. 389V2006M Dinan

PLESDER - Traditional house with living on one level of 136m<sup>2</sup> offering: An equipped kitchen opening onto a double living room, 6 bedrooms including 2 on one level, a bathroom, a shower room, 2 toilets, a garage. Outside: a terrace, all on a plot of 580m<sup>2</sup>. Quiet, located 15 minutes from Dinan and 5 minutes from shops. Bakery and grocery store on foot

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

GHG: CO2 emissions: kg Co2/m<sup>2</sup>/year

Ref: 389V2006M

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 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 :

282 150 € agency fees 4,31% à the responsibility of the purchaser is included



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