

**486 000 €**

**occupational**

**Surface : 182 m²**

**Year of construction : 1900**

**View : Dégagée**

**General condition : good**

**Benefits :**

Terrasse, Parking extérieur



**ref. 389P11C Plouasne**

For sale at Christelle Mesnage - South of Dinan - Catering activity - reception room in a beautiful character property with living area and outbuildings for 380m² of living space. A stone building of 182m² with a reception room area of 50 places with kitchen area, toilets with 3 toilets and sink and an attic above.

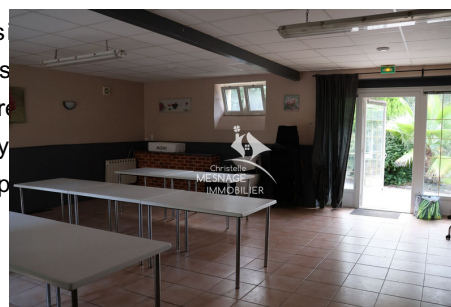
In annexes: a stone house used as a dwelling with an entrance, a fitted kitchen, a large living room with an insert fireplace, a shower room, a bathroom, 5 beautiful bedrooms including one with an office, a laundry room, 2 garages, a wine cellar. Another outbuilding used for storage with a covered courtyard, a covered terrace, a courtyard, a garden shed. All on a wooded park of 15660m² with a pond and parking. Quiet, beautiful volumes, Lots of charm. In business since 2009 (retirement).

To discover! DPE: E Energy consumption: 273 Kwh/m²/year -

GHG: D CO2 emissions: 49 kg Co2/m²/year -

Information on the risks to which this property is exposed is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Document non contractuel  
01/06/2025 - Prix T.T.C



**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 - [www.christellemesnage.com](http://www.christellemesnage.com) - Document non contractuel**

SARL Capital de 10 000 euros en enregistrée au RCS DE ST MALO SIRET 753 166 370 000 19, gérante Christelle MESNAGE-RENAULT, Titulaire de la carte pro CPI 2202 2018 000 025 937 délivrée par la

CCI des Côtes d'Armor . Garantie GALIAN