

**276 925 €**

**House for sale**

**7 rooms**

**Surface : 120 m²**

**Surface of the living space : 30 m²**

**Surface of the land : 700 m²**

**Year of construction : 1976**

**Exposure : Sud**

**View : Citadine**

**Hot water : Fuel**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, office, 2 Chambres au rdc, double glazing, pellet stove, Laundry room, Salle d'eau au RDC, Wc séparés

4 bedroom

1 terrace

2 showers

2 WC

1 garage

1 parking

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

**Climate class : D**

Document non contractuel

09/05/2025 - Prix T.T.C



### House ref. 389V2072M Dinan

SAINT-SAMSON, neo-Breton house of 120m² of living space on a full basement offering: an entrance with cupboard, a living room with a pellet stove and an insert fireplace, a fitted kitchen, a toilet, a bathroom and 2 bedrooms on the ground floor, a bathroom with toilet, 2 bedrooms and an office upstairs. A garage with laundry area in the basement. All on a plot of 700m².

ref: 389V2072M

DPE Energy consumption: Kwh/m²/year - in progress

GHG CO2 emissions: kg Co2/m²/year - in progress

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 all rentals.



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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