

**126 000 €**

**House for sale**

**6 rooms**

**Surface : 114 m²**

**Surface of the living space : 28 m²**

**Surface of the land : 599 m²**

**Year of construction : 1950**

**View : Campagne**

**Hot water : Fuel**

**Indoor condition : to renovate**

**Cover : slate**

**Benefits :**

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

**4 bedroom**

**1 shower**

**1 WC**

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

**Climate class : G**

Document non contractuel

01/06/2025 - Prix T.T.C



### House ref. 389V2190M Dinan

For sale at Christelle Mesnage Immobilier. This 136m² house offers: a laundry room with an oil-fired boiler and its tank, an entrance hall, a fitted kitchen, a living room with a fireplace, a toilet, a shower room, a landing, a sink, three bedrooms, and an attic. All on a 411m² plot. Located in the countryside, perfect for nature lovers.

DPE: G Energy consumption: 364 Kwh/m² /year

GHG: G CO2 emissions: 115 kg Co2/m²/year!

Ref: 389V2148M

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 listings 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.

The Christelle Mesnage Immobilier agency welcomes you from Monday afternoon to Saturday evening for all your real estate projects in the DINAN region.



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

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