

374 400 €

House for sale

5 rooms

Surface : 115 m²

Surface of the living space : 39 m²

Surface of the land : 7796 m²

Year of construction : 1740 et 1811

Exposure : Sud

View : Campagne

Hot water : Electrique

Indoor condition : good

Outdoor condition : good

Cover : slate

Benefits :

calm, Dépendances, Chambre au rdc,
double glazing, fireplace or wood burning
stove, Laundry room, stone house

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

Energy class (old measure) : D

Climate class : B

Document non contractuel
02/07/2025 - Prix T.T.C



House ref. 389V2194M DINAN

For sale at Christelle Mesnage Immobilier, south of Dinan, a beautiful stone house with an adjoining house offering a total of 200m² of living space. The main house includes a living room with an open-plan fitted kitchen and a wood-burning stove, four bedrooms, one of which is on the ground floor, a shower room on the ground floor, a bathroom, and two toilets. The second house, which is adjoining and could be extended, includes a living room with an open-plan kitchen and an insert fireplace, two toilets, a bathroom, three bedrooms, and an attic. There are two outbuildings used for storage and a workshop, a covered courtyard, a garage, and a small shed at the rear. All on a plot of 7,796m². A lot of charm, a quiet location, a real favorite.

Ref: 389V2194M

DPE: D- 190 for the main house and F- 344 for the secondary house

GES: B-6 for the main house and C-11 for the secondary house

Information on the risks to which this property is exposed is available on the website www.georisques.gouv.fr



374 400 € agency fees 3.85% à the responsibility of the purchaser is included
Christelle Mesnage Immobilier - 14 Rue de la Ferronnerie - 22100 Dinan

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