

416 000 €

House for sale

7 rooms

Surface : 130 m²

Surface of the living space : 30 m²

Surface of the land : 4567 m²

Year of construction : 1962

Exposure : Sud

View : Campagne

Hot water : Thermodynamique

Indoor condition : good

Outdoor condition : good

Cover : slate

Benefits :

calm, Dépendances, Chambre au rdc,
Double vitrage bois, fireplace or wood
burning stove, Laundry room, spacious,
suite

4 bedroom

1 terrace

1 shower

2 WC

1 garage

1 cellar

Energy class (old measure) : D

Climate class : C

Document non contractuel

04/07/2025 - Prix T.T.C



House ref. 389V2104M Lanvallay

For sale at Christelle Mesnage Immobilier, LANVALLAY, beautiful house of 130 m² of living space, offering: a fitted kitchen with a wood stove and access to the terrace, a living room with a fireplace, an office with cupboards, 4 bedrooms including a master suite, a bathroom with a shower, 3 toilets, a large laundry room on the garden level fitted with storage and a sauna, an outbuilding, a garage for 3 vehicles, a pergola. All on a plot of 4567 m², wooded and enclosed. Well built, open view. Quiet, close to shops on foot. For nature lovers. Ref: 389V2104M

DPE: D Energy consumption: 243 Kwh/m² /year

GHG: C CO2 emissions: 27 kg Co2/m²/year

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

Find all our real estate listings on the website 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



416 000 € agency fees 3.85% à the responsibility of the purchaser is included
Christelle Mesnage Immobilier - 14 Rue de la Ferronnerie - 22100 Dinan

Tel : 02.96.88.00.01 ou portable : 06.80.01.43.12.

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