

Price on application

House for sale

6 rooms

Surface : 136 m²

Surface of the living space : 56 m²

Surface of the land : 549 m²

Year of construction : 2023

Exposure : Sud ouest

View : Citadine

Hot water : Thermodynamique

Indoor condition : good

Outdoor condition : good

Cover : slate

Benefits :

calm, Chambre au rdc, double glazing, fireplace or wood burning stove, Laundry room, spacious

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (old measure) : A

Climate class : A

Document non contractuel

28/08/2025 - Prix T.T.C



House ref. 389V2223M Le Minihic-sur-Rance

Exclusive. For Sale at Christelle Mesnage Real Estate.

15 MINUTES FROM DINAN and SAINT-MALO – Near the Rance river within walking distance, Beautiful contemporary house of 136m² living space offering: An entrance with a closet, a fully equipped kitchen open to the living room with a closet and access to the terrace, a laundry room, a landing, a garage, 2 wall-hung toilets, a bathroom with a shower, 4 spacious bedrooms including a master suite on the ground floor with a closet, terrace access, and a bathroom fitted with a walk-in shower. All set on a fenced and landscaped plot of 549m². Lots of charm, bright, solid construction. Residential neighborhood, lovely walks along the Rance.

Quality features

DPE: A Energy consumption: 48 Kwh/m²/year

GES: A CO2 emissions: 1 kg CO2/m²/year

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Information on the risks this property may be exposed to is available at www.georisques.gouv.fr



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 - 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