

## Price on application

**House for sale**

**6 rooms**

**Surface : 130 m<sup>2</sup>**

**Surface of the living space : 50 m<sup>2</sup>**

**Surface of the land : 4000 m<sup>2</sup>**

**Year of construction : 2003**

**Exposure : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

calm, Chambre au rdc, double glazing,

Laundry room

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

1 parking

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

**Climate class : A**

Document non contractuel

23/01/2026 - Prix T.T.C



## House ref. 389V2209M Plédéliac

Just 15 km from Lamballe and 20 minutes from Dinan, discover this stunning contemporary house built in 2003, perfectly situated in the countryside, offering complete tranquility and no neighbors in sight—ideal for nature lovers.

**High-end features:**

Spacious living area of over 50 m<sup>2</sup>, bright and airy, with a pellet stove

Beautiful fitted and equipped kitchen open to the living room

4 bedrooms with built-in wardrobes, including:

1 master bedroom on the ground floor with its own private shower room

1 bedroom upstairs with a balcony offering unobstructed views of the countryside

Bathroom upstairs, 2 separate toilets

Attic with good headroom above the garage, ready to be converted (potential 5th bedroom or master suite)

Double garage with motorized sectional door

**Outside:**

Two large terraces with bioclimatic pergolas

Wooden garden shed



[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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A dynamic and professional agency ready to assist you with selling houses, apartments, or land in the DINAN area, as well as all rental inquiries.

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

CC des Côtes d'Armor. Garantie GALIAN

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

Contact the agency at 02.96.88.00.01

Fees and charges :