

494 000 €

House for sale

6 rooms

Surface : 117 m²

Surface of the living space : 53 m²

Surface of the land : 500 m²

Year of construction : 2016

Exposure : Sud ouest

View : Dégagée

Hot water : Electrique

Indoor condition : good

Outdoor condition : good

Cover : slate

Benefits :

calm, Chambre au rdc, double glazing,

Maison d'architecte et contemporaine,

Laundry room, suite

4 bedroom

1 terrace

2 show ers

2 WC

1 garage

1 parking

Energy class (old measure) : B

Climate class : A

Document non contractuel

01/07/2025 - Prix T.T.C



House ref. 389V2135M PLOUER SUR RANCE

For sale at Christelle Mesnage Immobilier - 20 minutes from SAINT MALO - PLOUER-SUR-RANCE, beautiful contemporary house with a single-story living space of 117m² offering: a fitted kitchen opening onto a living room with access to the terrace and garden, 4 bedrooms including a master suite with shower room on the ground floor, a laundry room, a cellar, a garage with motorized door, a covered courtyard, a garden shed. All on a plot of 500m². Quiet, bright, close to the banks of the Rance, close to shops and schools. Beautiful amenities Ref: 389V2135M

DPE B Energy consumption: 76 Kwh/m² /year

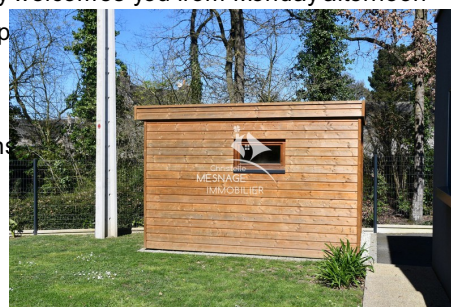
GHG A CO2 emission: 2kg Co2/m²/year

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 Mesnage Immobilier agency welcomes you from Monday afternoon



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