

**405 600 €**

**Stone house for sale**

**6 rooms**

**Surface : 168 m<sup>2</sup>**

**Surface of the living space : 55 m<sup>2</sup>**

**Surface of the land : 1810 m<sup>2</sup>**

**Year of construction : 1800**

**Exposure : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : slate**

**Benefits :**

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

4 bedroom

1 terrace

2 showers

3 WC

1 parking

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

**Climate class : A**

Document non contractuel

16/07/2024 - Prix T.T.C



### Stone house ref. 389V2045M Dinan

15 minutes south of DINAN - Beautiful stone house of 168m<sup>2</sup> of living space offering: A kitchen open to the living room with a wood stove with access to the garden, 4 bedrooms, one with a bathroom and a private toilet, 2 toilet including one with a laundry area, a bathroom, a veranda, a glazed airlock, a pantry, an office. Outside: A shed, a solar tracker, an outbuilding used as a storeroom, a second outbuilding with a room with a fireplace and an attic, a third concrete block outbuilding to renovate.

A second house rented for €700 of 60m<sup>2</sup> of living space offering: An equipped kitchen open to the living room with a pellet stove, a bathroom, a toilet, a bedroom with cupboard. Outside: an outbuilding used as a storeroom.

All on a plot of 1810m<sup>2</sup>. Close to schools and shops by car. Quiet, dead end.

DPE Energy consumption: Kwh/m<sup>2</sup>/year

GHG CO2 emissions: kg Co2/m<sup>2</sup>/year

Ref.389V20



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Fees and charges :

405 600 € agency fees 3,85% à the responsibility of the purchaser is included

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