



L'AGENCE & VOUS

CÔTE D'EMERAUDE

275 335 €

Buying apartment

2 rooms

Surface : 47 m²

Surface of the living : 17 m²

Year of construction : 1982

Exposition : Est

View : Dégagée sur dinard

Amenities :

Surf balcony. : 5, lift, Sanitation: All the sewer, transport: bus, Proximité : Commerces, marché, plages, Garage area: 12, Type of residence: secure, Ref Cadastre : 350930000J0831, digicode, double glazing, Water distribution: INDIVIDUAL, Water Energy: ELECTRIC BALLOON, intercom

1 bedroom

1 shower

1 WC

1 garage

Legal information

275 335 € fees included

3,90% VAT of fees paid by the buyer (265 000 € without fees), well condominium (34 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment MB290 Dinard

L'Agence & Vous, Mélanie BLANVILLAIN 06 83 09 89 98, presents to you their favorite find: this bright 47 m² one-bedroom apartment with tasteful decor and unobstructed views of Dinard; ideal location close to shops, the market halls, the marketplace, and just a 10 to 12-minute walk from the beaches of Saint Enogat and de l'Écluse... An entrance with a closet welcomes you, leading on one side to the living area (living/dining room) with an open, fitted, and equipped kitchen that opens onto a balcony of approximately 5 m², and on the other side, the sleeping area, which includes a bedroom with access to a second balcony, a bathroom, a separate toilet, and a large hallway featuring bunk beds that create an additional sleeping area. Located on the 3rd floor of a secure residence with an elevator, you will appreciate its brightness, layout, and a BIG PLUS: an underground (secured) garage of approximately 12 m², enclosed and electrified. You just have...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 900 and 1280 € (reference year 2023)
Document non contractuel - 25/05/2026



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