



L'AGENCE & VOUS

CÔTE D'EMERAUDE

336 000 €

Buying house

3 rooms

Surface : 61 m²

Surface of the living : 20 m²

Surface of the land : 264 m²

Year of construction : 1948

Exposition : Sud

View : Jardin et aperçu mer.

Hot water : Collectif

Amenities :

calm, Proximité : Plages, commerces, restaurants, commodités....., Ref Cadastre : 350930000B0225, wooded, double glazing, Water Energy: GAS

2 bedroom

1 shower

1 WC

2 parkings

Legal information

336 000 € fees included

5,00% VAT of fees paid by the buyer (320 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://www.georisques.gouv.fr).



House Mb264 Dinard

- EXCLUSIVELY - L'Agence & Vous, Mélanie BLANVILLAIN 06 83 09 89 98, offers you this town house of approximately 60 m², located near the beaches (on foot), close to the shops and amenities of Dinard Saint-Enogat. The ground floor comprises an entrance hall, a cloakroom with a toilet, and a fitted kitchen and living room. Upstairs, a landing leads to two bedrooms and a recently renovated shower room with a toilet. There is also an attic space for storage. Wooded garden (total plot of 264 m²) and fully enclosed, facing due SOUTH with its garden shed and a tarmac parking area that can accommodate two vehicles. Don't wait any longer to visit! Housing with excessive energy consumption. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Energy class (dpe) : F - Emission of greenhouse gases (ges) : E
Estimated annual energy between 1940 and 2670 € (reference year 2023)
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RCS 888788700SIRET 88878870000019 - Document non contractuel - Barème de prix disponible sur notre site internet