



L'AGENCE & VOUS

CÔTE D'EMERAUDE

840 000 €

Buying house

4 rooms

Surface : 128 m²

Year of construction : 1948

Exposition : Nord sud

View : Ville et mer

Hot water : Individuel

External condition : good

Couverture : slate

Amenities :

Environnement : Animé en été, transport:

bus, Proximité : Plage, restaurants,

commerces, marché, Ref Cadastre :

350930000D0964, double glazing, Water

distribution: INDIVIDUAL, Water Energy:

ELECTRIC BALLOON, fireplace

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Legal information

840 000 € fees included

5,00% VAT of fees paid by the buyer

(800 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr.



House Mb272 Dinard

-EXCLUSIVE- The agency & You, Mélanie BLANVILLAIN 06 83 09 89 98, presents this charming stone house with approximately 128 m² of living space, located in a highly sought-after neighborhood of Dinard Saint-Enogat, just steps from the beach, shops, restaurants, and all amenities. It features a living room with an open kitchen area and a wood-burning stove, opening onto the courtyard/terrace (about 20 m²), a bright lounge with a bay window overlooking the sea, and a toilet with a hand-wash basin. Upstairs, a spacious mezzanine leads to a bathroom, a separate WC, and two generously sized bedrooms, both equipped with a washbasin and a balcony, one of which has a sea view. The full basement spans the entire footprint of the house and includes a garage, a cellar, a shower room (convenient for returning from the beach), a room that can serve as a laundry area, and an additional storeroom. You will appreciate the original charm: exposed beams, terracotta...

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C
Estimated annual energy between 2980 and 4090 € (reference year 2023)
Document non contractuel - 25/05/2026



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RCS 888788700SIRET 88878870000019 - Document non contractuel - Barème de prix disponible sur notre site internet