



L'AGENCE & VOUS

CÔTE D'EMERAUDE

602 620 €

Buying maison

6 rooms

Surface : 116 m²

Surface of the living : 21 m²

Surface of the land : 300 m²

Year of construction : 1953

Exposition : Sud ouest

View : Jardin

Hot water : Collectif

Amenities :

Transport : Bus, Proximité : Commerces,

écoles, toutes commodités....., Ref

Cadastre : 350930000D0384, Double-

vitrage, Distribution eau : INDIVIDUEL,

Energie Eau : BALLON ELECTRIQUE

5 bedroom

1 bathroom

1 shower

2 WC

1 garage

Legal information

602 620 € fees included

3,90% VAT of fees paid by the buyer

(580 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr.



Maison Mb258 Dinard

L'Agence & Vous, Mélanie BLANVILLAIN 06 83 09 89 98, presents for sale, hidden from view, in a quiet area, this 1950s house of approximately 116 m² living space (134 m² floor space), with atypical charm, renovated to modern tastes and featuring a south-west facing garden. It offers an entrance hall leading to a living room/dining room/fitted and equipped kitchen, a bedroom, a bathroom and a separate toilet. The upper floor currently offers a children's area, consisting of a landing/play area, two sleeping rooms in a "cabin" style, and a toilet with a washbasin. The full, semi-buried basement, comprising a laundry room, a storeroom, an office, two bedrooms, and a shower room with WC, remains to be renovated and offers great potential. Garage, enclosed plot of 300 m². You will appreciate its brightness thanks to its triple exposure and its location a stone's throw from the media library, shops, its market, and a 10-minute walk from Saint-Enogat...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 2570 and 3520 € (reference year 2023)
Document non contractuel - 23/04/2026



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