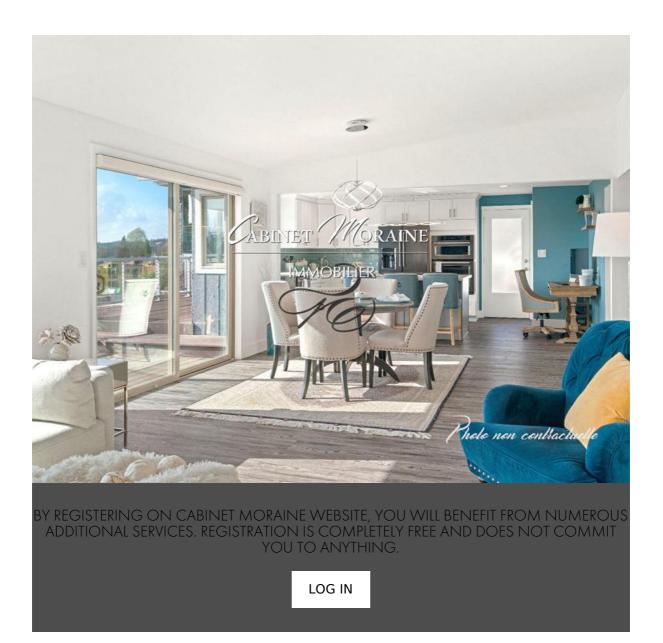
Buy Apartment 3 room(s) 68 m2 Dinard (35800) 410 000 € 55633-B202



## Property presentation

DINARD - 3-room apartment 68.62sqm South - 2nd floor with elevator - loggia of 8.07sqm - secure basement garage. In an elegant residence, close to the beach on foot, in Dinard - popular seaside resort - not far from shops, amenities, beaches, water activities, the GR34 and the Promenade au Clair de Lune, located on the 2nd floor with elevator, 3-room apartment of 68.62sqm facing south including: an entrance hall, living room with open fitted kitchen of 29.58sqm, access to a loggia of 8.07sqm, hallway, two bedrooms, cupboard, a bathroom, toilet, pantry. Gas heating. Secure access by badge and videophone. Secure basement garage. Whether to live all year round, a seasonal pied-à-terre or even invest (Pinel Law). Promoter price - reduced notary fees. Information on the risks to which this property is exposed is available on the Géorisks website: <a href="https://www.georisks.gouv.fr">www.georisks.gouv.fr</a> Condominiums of 44 units (No proceedings in progress).

Annual expenses : 980 euros.

Further information

- Reference : 55633-B202
- Loi Pinel : Oui
- City : Dinard
- Rooms : 3
- Bedrooms : 2
- $\circ$  Shower rooms : 1
- Restrooms : 1
- Kitchen : Aménagée
- $\circ$  Floor : 2
- $\circ$  Levels : 1
- Surface : 68m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Sanitation : Tout à l'égout
- Garages : 1
- Parking type : Garage simple
- Facilities : Elevator Balcony
- Exposure : Sud
- $\circ$  Windows type : Double Vitrage
- Price : 410 000 €

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CONSOMMATION ÉNERGÉTIQUE	ÉMISSIONS DE GES	
Logement économe Logement	Faible émission de GES Logement	
< 50 A	< 5 A	
51 à 90 B	6à10 B	
91.0	11.0	
Non applicable	Non applicable	
231 à 330 E	36 à 55 E	
	_	
331 à 450 F	56 à 80 F	
> 450 G	> 80 G	
Logement énergivore	Forte émission de GES	