

Buy House 4 room(s) 92 m2  
Dinard (35800)

479 000 €  
49752-M1



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### Property presentation

DINARD - 4-room house of 92.30sqm - garden of 233.50sqm - parking. Ideally located just steps from the sea and beaches, in a peaceful residential area surrounded by greenery, this contemporary 92.30sqm house offers a privileged living environment. Only 5 minutes by car from Saint-Malo and 2.5 km from Dinard town center, it comprises: On the ground floor: an entrance hall with storage space, a beautiful, bright living room with an open-plan kitchen, giving access to a 12sqm terrace and a landscaped garden of 208.70sqm, as well as a shower room and a separate toilet. Upstairs: a landing leads to three comfortable bedrooms, a bathroom, and an additional toilet. Outdoor parking spaces complete this property. Advantages: developer price, reduced notary fees. Illustrations are not contractual - Layout suggestions. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

## Further information

- Reference : 49752-M1
- Loi Pinel : Oui
- City : Dinard
- Rooms : 4
- Bedrooms : 3
- Bathrooms : 1
- Restrooms : 2
- Kitchen : Ouverte
- Floor : 0
- Levels : 1
- Surface : 92m<sup>2</sup> \*
- Land surface : 233m<sup>2</sup> \*
- Heater : Individuel, PompeChaleur
- Parkings : 2
- Parking type : Extérieur
- Facilities : Balcony
- Price : 479 000 €

## Energy expenditure

