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## House for sale in Dinan in Brittany

**Dinan** , **Côtes-d'Armor** , **Brittany**



**€299,900**

**inc. of agency fees**

**3 Beds      105 sqm      0.04 ha**

Exclusivity: It is a set of old buildings, a residential house and its outbuildings, ideal for the development of professional, private or rental projects...

### At a Glance

**Reference** MFH-DIN12281-MT

**Near to** Dinan

**Price** €299,900

**Bed** 3

**Pool** No

**Hab.Space** 105 sqm

**Land** 0.04 ha

**Land Tax** N/A

### Property Description

Exclusivity: It is a set of old buildings, a residential house and its outbuildings, ideal for the development of professional, private or rental projects (150 m<sup>2</sup> on the ground to be developed) Located at a crossroads which offers good visibility and traffic, less than 400 m on foot, in shopping mode with several shopping centers and amenities, and bus stop to easily navigate Dinan. Carefully maintained by its owners, the house has benefited from embellishment work and offers a "Home sweet Home" atmosphere with its open fireplace in the living room and its stone character. The ground floor welcomes you with its bright entrance hallway, which serves an independent kitchen with modern furniture, a toilet, a bathroom, a dining room open to the staircase hall in a row with the living room / library. The 1st floor offers a landing which serves 2 bedrooms in a row with the possibility of making them independent, and a 3rd bedroom. To complete the main house, the 2nd floor is a source of inspiration with its convertible attic space. Benefiting from good double glazing for the soundproofing side, a city gas central heating and its fireplace for winter evenings; it is a favorite just a stone's throw from activities and the city center. The added value of this house: development potential thanks to this large adjoining outbuilding which allows multiple opportunities. The house located on the roadside benefits from a commercial environment, and allows possibilities, such as creating offices or a showroom for example with its beautiful carriage entrance! Its adjoining garage on the rear facade completes the potential project not to mention its pretty little garden, historically a parking lot. It is an essential breath of Nature to enjoy its outdoors. The virtual tour is available! (4.49 % fees incl. VAT at the buyer's expense.)

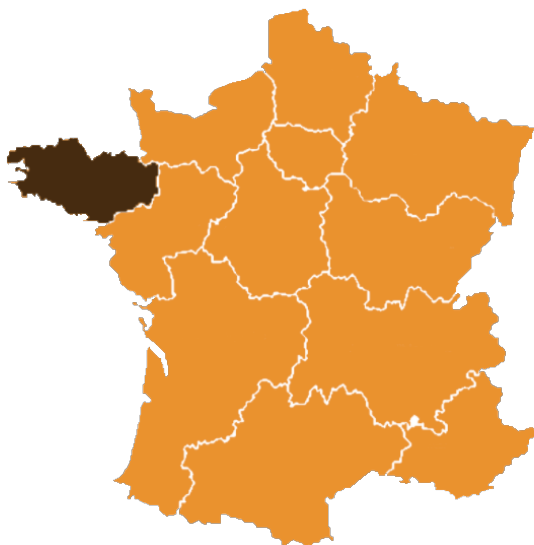
Summary

Property type:	House
Bedrooms:	3
Price	€299,900

Key Information

Internal Area:	105 sqm
Land Area:	0.04 ha

Location: Brittany



## Gallery











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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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