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House for sale in Dinan in Brittany

Dinan , Côtes-d'Armor , Brittany



€416,000

inc. of agency fees

3 Beds 140.37 sqm 0.04 ha

A little gem of renovation combining old-world charm and modern comfort with a view of the port and the ramparts of Dinan! Located in a popular setting,...

At a Glance

Reference MFH-DIN12348-mt

Near to Dinan

Price €416,000

Bed 3

Pool No

Hab.Space 140.37 sqm

Land 0.04 ha

Land Tax N/A

Property Description

A little gem of renovation combining old-world charm and modern comfort with a view of the port and the ramparts of Dinan! Located in a popular setting, this recently renovated little house is a real favorite. Its authentic character blends perfectly with contemporary elements, creating a unique and warm atmosphere. As soon as you enter, you are seduced by the originality of its atypical design which enhances each space with a touch of careful design. On the raised ground floor, an entrance hall dressed with a metal staircase made by a local craftsman welcomes you in a decorative atmosphere, the corridors serve 2 bedrooms, a master suite, a shower room / laundry room and a toilet and benefiting from luxury materials in the taste of the day. The 1st floor has been completely revisited to offer you an attic living room with a superb view of the Rance and the atmosphere of the port. The owners worked with the support of a local architect to take over the structural work and finishing work, in order to rethink the house's roof and optimize the layout. The living room of more than 50 m² on the ground with its cathedral ceiling will seduce you with its height, its volume, its views and its very friendly open space. This room includes the living room / lounge and the fitted and equipped kitchen area in "champagne" color, What happiness! The house benefits from a completely renovated basement with independent access from the main house, a space to dedicate as you wish, it can be an additional space to develop a pro part, a games room, or storage. Its small paved exterior awaits you to make it either a patio or a parking space, this point will be your finishing project! This family cocoon is ideal for a beautiful pied-à-terre or the desire for a daily life near the towpath to experience the atmosphere of the port! The house is part of a joint ownership complex without charges, given the adjoining wall of this old district. To visit without delay!

(4.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	3
Price	€416,000

Key Information

Internal Area:	140.37 sqm
Land Area:	0.04 ha
Has a Garden	Yes

Location: Brittany



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S. and L. BROWN



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