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## Apartment for sale in Dinan in Brittany

Dinan , Côtes-d'Armor , Brittany



**€334,400**

inc. of agency fees

2 Beds      93 sqm      0.01 ha

Great opportunity for this Duplex located on the ground floor of an elegant stone building, Small co-ownership (2 co-owners) prime location, in old Dinan,...

### At a Glance

Reference MFH-DIN12554-CC

Near to Dinan

Price €334,400

Bed 2

Pool No

Hab.Space 93 sqm

Land 0.01 ha

Land Tax N/A

### Property Description

Great opportunity for this Duplex located on the ground floor of an elegant stone building, Small co-ownership (2 co-owners) prime location, in old Dinan, near Place Saint Sauveur, very close to the English garden and the rue du Jerzual which leads to the river on the small port of Dinan, ideal to recharge your batteries while walking on the towpaths, Parking with subscription nearby. A great advantage ghere is that the car is not bneeded on a day to day basis, a short walk takes you to all the shops, restaurants, cafes, terrace, library, boutiques, schools.

This Appatment, On 2 levels has been cleverly set up and can easily be 1 or 2 apartments!

Each having its independent access.

Part with entrance from the street: Entrance hall with closet, WC, living room with fitted kitchen, large windows, bright et pleasant, beautiful bedroom, bathroom / WC. Staircase.

Garden level section: living room on wooden floor with pellet stove, triple exposure, fitted and equipped kitchen, bedroom, shower room, WC. Its pedestrian access joins the English garden by a small alley, absolutely charming!

A property which has great potential to suit many different projects, live and rent, holiday and rent, live and work etc!

A real favorite, (4.50 % fees incl. VAT at the buyer's expense.)

Condominiums of 11 units

Annual expenses : 150 euros.

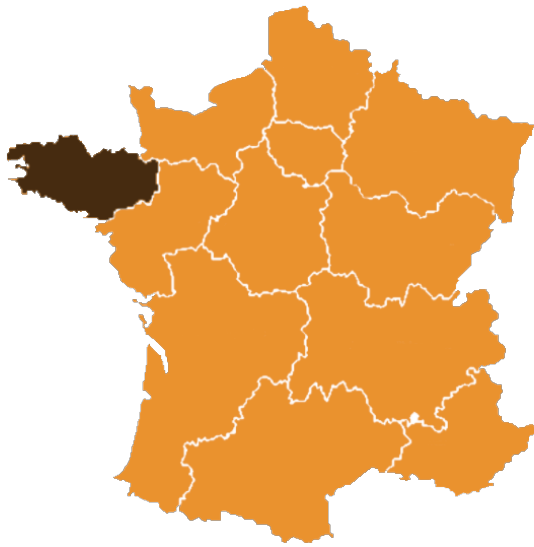
### Summary

Property type:	Apartment
Bedrooms:	2
Price	€334,400

### Key Information

Internal Area:	93 sqm
Land Area:	0.01 ha
Has a Garden	Yes

### Location: Brittany



## Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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