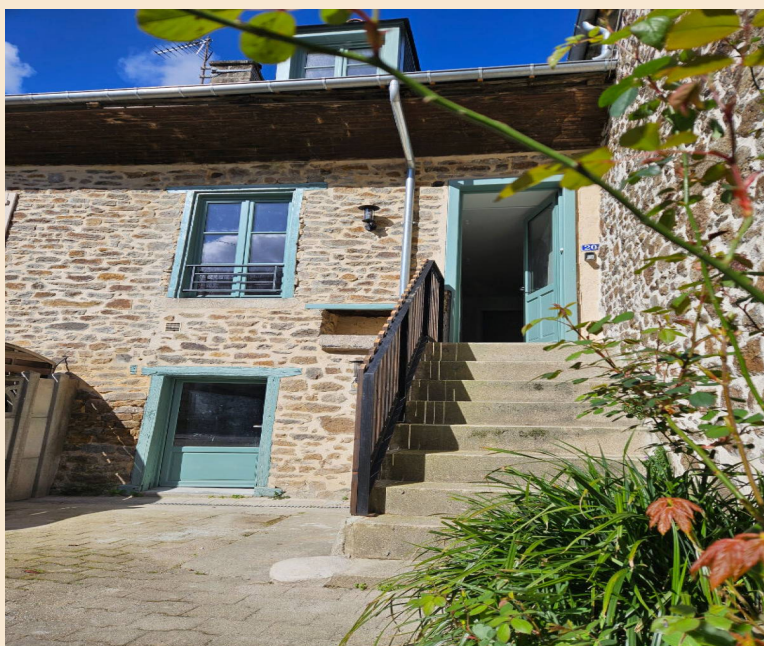


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House for sale in Dinan in Brittany

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



€436,800

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

Bed 3

Land 0.04 ha

Near to Dinan

Pool No

Price €436,800

Hab.Space 140.37 sqm

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	€436,800

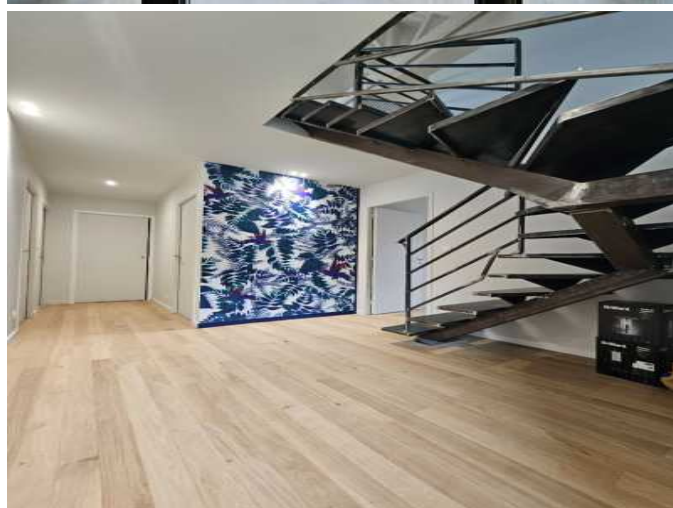
Key Information

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

Location: Brittany



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C. BAUER – Sunday Times

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