LEGGETT
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Ref: A38380SIS22 Price: 90 800 EUR

agency fees to be paid by the seller

UNDER OFFER - maisonette with outdoor seating area in centre of Dinan















INFORMATION

Town:	Dinan
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	33 m2
Plot Size:	3 m2

IN BRIEF

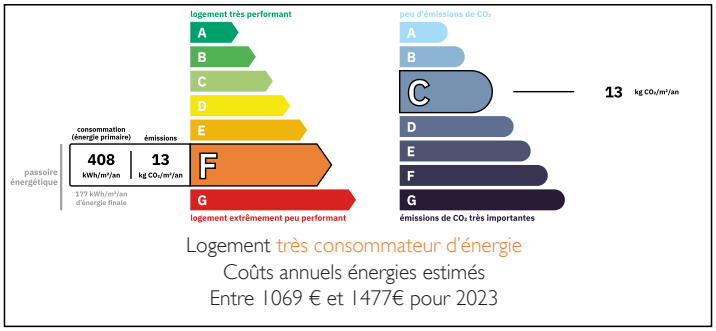
Rare Opportunity in the Heart of Dinan

Discover this charming ground-floor maisonette set in a peaceful courtyard, offering character and convenience in equal measure. Ideal for first-time buyers or investors, the property is just steps from shops, cafés, and transport links, with a large public parking less than 100 metres from the house.

Dinan, with its medieval charm, cobbled streets, and vibrant community, offers an authentic slice of French life just over two hours from Paris by train.

This this unique home features a bright lounge, compact kitchen with courtyard views, ground-floor shower room, and separate WC. Upstairs, a spacious loft conversion offers a light-filled bedroom with a dedicated office area, thanks to Velux windows.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1069 € et 1477€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **172 EUR**

NOTES

DESCRIPTION

Charming Maisonette in the Heart of Dinan – A Rare Opportunity in a Unique Courtyard Setting

Located in the heart of Dinan's historic centre, this charming ground-floor maisonette combines character and modern comfort in an enviably peaceful setting. Tucked away in a quiet, semi-private courtyard, it offers a serene lifestyle just moments from lively cafés, local shops, and excellent transport connections. With a large public car park less than 100 metres away, everyday convenience is right at your doorstep.

Ideal for first-time buyers, a holiday home, or investors seeking a rental opportunity in one of Brittany's most desirable towns, the property combines practical living space with authentic French charm.

Accessed via a communal hallway, the home opens onto a charming courtyard shared only with the neighbouring commerce, offering a sense of privacy and security. A small outdoor area, thoughtfully arranged with potted plants, creates a lovely green retreat — the perfect spot to enjoy your morning coffee or unwind after a day exploring the town.

The main entrance leads directly into a cosy and bright lounge. To the right, you'll find a modern shower room and separate WC, both located on the ground floor for added convenience. To the left, a compact yet well-lit kitchen area overlooks the courtyard and benefits from a Velux window, filling the space with natural light and making it feel surprisingly spacious.

A staircase leads to the converted loft area, which has been cleverly designed to offer a generous bedroom space with a dedicated...