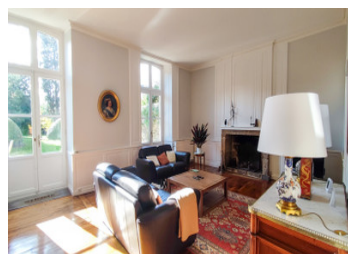


Dinan | Magnificent mansion | 210 m of living space and 778 m of garden with no overlooking neighbours



INFORMATION

Town:	Dinan
Department:	Côtes-d'Armor
Bed:	6
Bath:	2
Floor:	217 m ²
Plot Size:	778 m ²



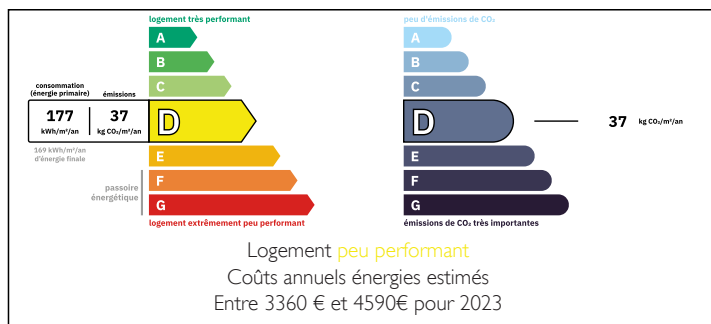
IN BRIEF

Located on Dinan's most iconic square, a stone's throw from the English garden, this superb 18th-century mansion, carefully restored, combines historic charm with modern comfort. Set on approximately 800 m² of north-south facing land, it offers a sunny garden and terrace to the south, as well as a courtyard with private garage to the north — a rare asset in the town centre.

The ground floor comprises a living room and dining room with fireplaces, a study with a view of the Saint-Sauveur basilica (ideal for a professional practice), a fitted kitchen with laundry room and a toilet.

The two upper floors house six bright bedrooms, two bathrooms, two dressing rooms and two toilets. A full basement with a Frisquet boiler and potential for conversion (workshop, wine cellar), attic and outbuildings complete this exceptional property, located close to shops and schools.

ENERGY - DPE



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.



DESCRIPTION

Nestled in the heart of the historic district, this residence enjoys a privileged location on one of the city's most sought-after squares. Just a few steps away, you will find the English garden, the ramparts, the Basilica of Saint-Sauveur, as well as direct access to medieval streets lined with artisan shops, cafés and typical restaurants.

The house offers an exceptional quality of life: everything is within walking distance, in a peaceful and green atmosphere, far from the noise, but at the heart of Dinannais life. The weekly market, schools, local shops and cultural facilities are just a few minutes away.

The neighbourhood also charms with its authentic architecture and friendly atmosphere. The half-timbered houses, art galleries and lively terraces create a unique setting, combining heritage and a gentle way of life. Dinan, designated a Town of Art and History, attracts visitors from all over the world every year, while remaining a town on a human scale, very pleasant to live in all year round.

The town of Dinan enjoys a strategic location between Rennes and Saint-Malo, with quick access to the expressway (N176). The train station, located less than 10 minutes away, connects to Paris in approximately 2 hours and 40 minutes via Rennes. The seaside is accessible in about 30 minutes, offering a lifestyle that is urban, cultural and maritime.

Nature lovers will enjoy walks along the Rance, hiking trails and the many green spaces around the town.

The house has undergone high-quality renovations, respecting the original spirit...

LOCAL TAXES

Taxe habitation: 2438 EUR

NOTES