LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40857SIS22 Price: 294 250 EUR

agency fees to be paid by the seller

Charming Versatile Home Near Dinan – Perfect Family Residence or Holiday Escape







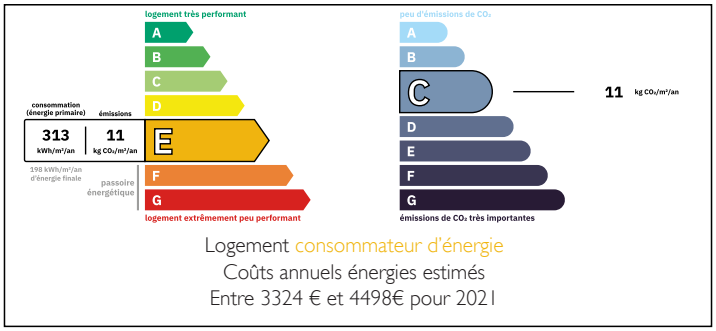








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3324 € et 4498€ pour 2021

INFORMATION

Town:	Dinan
Department:	Côtes-d'Armor
Bed:	3
Bath:	3
Floor:	132 m2
Plot Size:	590 m2

IN BRIEF

Your Family Home or Holiday Retreat Near Dinan

Just outside Dinan, this bright south-facing home offers a lovely combination of historic charm, modern comfort and easy access to the Brittany lifestyle.

With shops and supermarkets under 2 km away and Dinan centre just over 5 km, you are close to riverside restaurants, the Thursday market and the Rance River, with its walking, cycling and boating opportunities.

The house offers a spacious ground-floor lounge with fireplace, a flexible second sitting room/possible bedroom with ensuite jacuzzi bathroom, two first-floor bedrooms and a further suite on the second floor.

Outside, there is courtyard parking for two cars, a

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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.

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LOCAL TAXES

Taxe foncière:	**865 EUR**

NOTES

DESCRIPTION

A Delightful Family Home or Holiday Retreat Just Outside Dinan – Where Convenience Meets the Brittany Lifestyle

Just outside Dinan, this bright south-facing home offers the chance to enjoy the character and lifestyle of Brittany while remaining well connected for travel further afield. With flexible accommodation, a private garden and parking, it works equally well as a family home or a lock-up-and-leave holiday retreat.

Effortless Travel Connections for International Living
For those who value connectivity, this home is ideally located. The nearby train station offers connections to the TGV to Paris, while St Malo ferry port provides convenient crossings to the UK and Channel Islands. Rennes Airport, just a short drive away, links you directly to London Gatwick, Paris, Amsterdam and other major European destinations. Whether for business trips, family visits or weekend getaways, travel is straightforward.

The Brittany Lifestyle at Your Doorstep
Local shops and supermarkets are under 2 km away, while the historic centre of Dinan is just over 5 km from the house. Here you can wander through the medieval streets, enjoy riverside restaurants and cafés, visit the lively Thursday market or head down to the Rance River for walking, cycling and boating.

The surrounding countryside offers plenty of opportunities to enjoy the outdoors, while the temperate climate makes Brittany an attractive destination throughout the year.

A Home That Welcomes You
The ground floor is bright and welcoming, with a large south-facing lounge centred around a fireplace, creating a comfortable...