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Ref: A43961SIS22 Price: 179 350 EUR

agency fees to be paid by the seller

Bright 2-Bedroom Home in Le Hinglé with South-Facing Terrace & Garden – Near Dinan, Saint-Malo







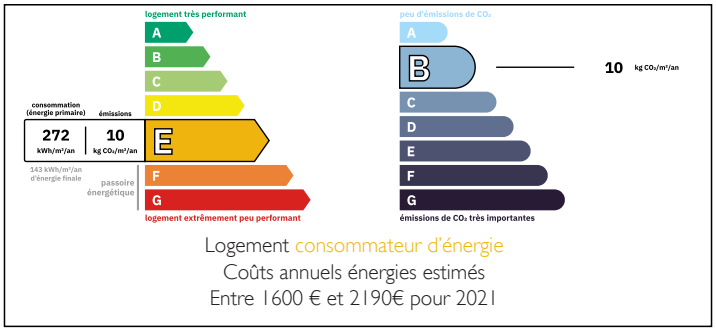








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1600 € et 2190€ pour 2021

INFORMATION

Town:	Dinan
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	1076 m2

IN BRIEF

Family or Holiday Home Near Dinan - South-Facing Garden, Quiet Cul-de-Sac

Set at the end of a quiet cul-de-sac in Le Hinglé, this bright 2-bedroom stone house offers a south-facing terrace and garden, just 7 km from Dinan.

The house has an open-plan living room with fitted kitchen, two bedrooms under the eaves, a ground-floor bathroom and a separate WC.

The ground-floor garage/buanderie is currently used for bikes and laundry but could be converted to create an additional bedroom.

Outside, the south-facing terrace and mature garden provide a sunny space for dining and relaxing, while the garden is in a buildable zone with potential for future expansion or subdivision.

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.

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LOCAL TAXES

Taxe foncière: **405 EUR**

NOTES

DESCRIPTION

Surprising Stone House with South-facing Garden in Le Hinglé, Near Dinan, Ideal Family or Holiday Home

Located at the end of a quiet cul-de-sac in Le Hinglé, just 7 km from Dinan, this 2-bedroom stone house combines village living with easy access to Dinan, the coast and the main transport links of northern Brittany. With a south-facing terrace and garden, two bedrooms and a versatile ground-floor space with potential for conversion, it could suit either permanent living or use as a holiday home.

The house comprises:

Ground Floor:
A bright open-plan living room leading into a fitted kitchen/dining area, together with a bathroom and separate WC.

First Floor:
Two bedrooms under the eaves — one of approximately 19 m² and a second of around 9 m².

Garage/Buanderie:
This versatile space is currently used for bikes and laundry, but offers genuine potential to create a ground-floor bedroom, which could be useful for guests or multi-generational living.

Outside, the property has a south-facing terrace and garden framed by mature trees, providing a sunny area for summer meals, relaxing or entertaining. The garden is in a buildable zone, offering potential for future expansion or a subdivision project.

Location & Nearby Amenities
* Le Hinglé village: local shops, bakeries and essential services are just minutes away.
* Dinan: approximately 7–8 km, with restaurants, cafés and a railway station.
* Évran: around 12 km, providing further everyday amenities.