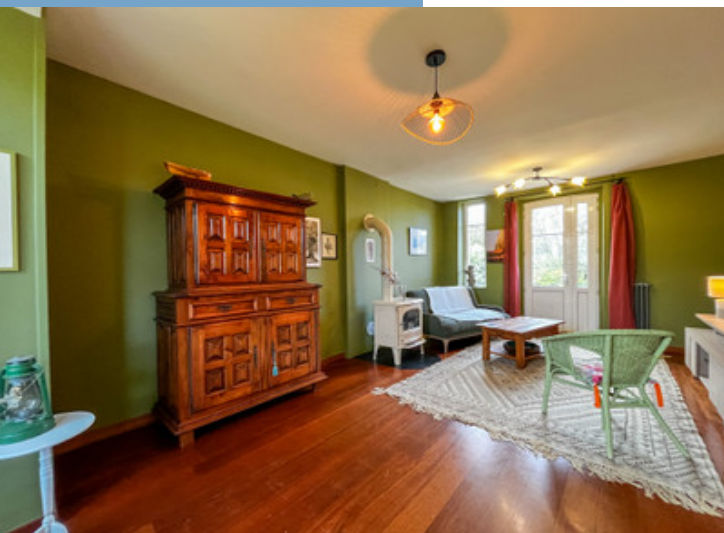




CHARACTERFUL FOUR-BED FAMILY HOME WITH
CONSTRUCTABLE GARDEN NEAR THE BEACH IN
DINARD, BRITTANY

CHARACTERFUL
FOUR-BED FAMILY HOME
WITH CONSTRUCTABLE
GARDEN NEAR THE
BEACH IN DINARD,
BRITTANY...



PROPERTY FACT FILE	
REFERENCE	A41185SIS35
PRICE	€ 796,100 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	1
ACCOMMODATION	102 m ²
LAND	865 m ²
TOWN	Dinard
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Land with CU, House
CONDITION	Good condition
FEATURES	Mains Drains, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Garden can be divided into 500 m² buildable plot
- Off-road parking with carport for two cars
- Private garden with no overlooking neighbours
- 800 meters from the beach
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CHARACTERFUL
FOUR-BED FAMILY HOME
WITH CONSTRUCTABLE
GARDEN NEAR THE
BEACH IN DINARD,
BRITTANY...

Ref : A4I 185SIS35

Characterful Family Home with Private Garden Near the Beach in Dinard, Brittany

Charming stone house in the Prieuré district of Dinard, just 800m from the beach, with 103 m² living space on a 865 m² landscaped plot.

DESCRIPTION

Charming Stone House with Constructible Garden – Dinard, Brittany

Discover this beautiful stone house in the Prieuré district of Dinard, just 800 meters from the beach, offering the perfect combination of character, comfort, and a temperate coastal climate. With approximately 102 m² of living space on a 865 m² landscaped plot, this property offers peace, privacy, and remarkable potential.

Climate Advantage:

Enjoy the mild, tempered climate of Brittany, where summers are refreshingly cool and the air is filled with the healthy, invigorating scent of the sea. The property benefits from sea breezes and natural ventilation, ensuring comfort even during warmer months, without the stress of extreme heat.

Outdoor Comfort & Garden Potential:

The sun-facing garden is fully enclosed and beautifully planted, offering shade from mature trees, natural breezes, and stone walls that help regulate temperature. The garden can also be divided, providing a constructible plot of approximately 500 m² with its own private entrance—ideal for an additional dwelling, studio, or pool.

Layout & Features:

- * Ground floor: Entrance, spacious living room with bow window and wood burner, opening onto a 25 m² terrace; fully equipped kitchen with dining area; WC with hand basin. Adjoining garage could be converted into an additional bedroom or office.
- * First floor: Landing, four bedrooms, and a modern shower room.
- * Second floor: Large attic, fully convertible into extra living space.

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A4I185SIS35>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

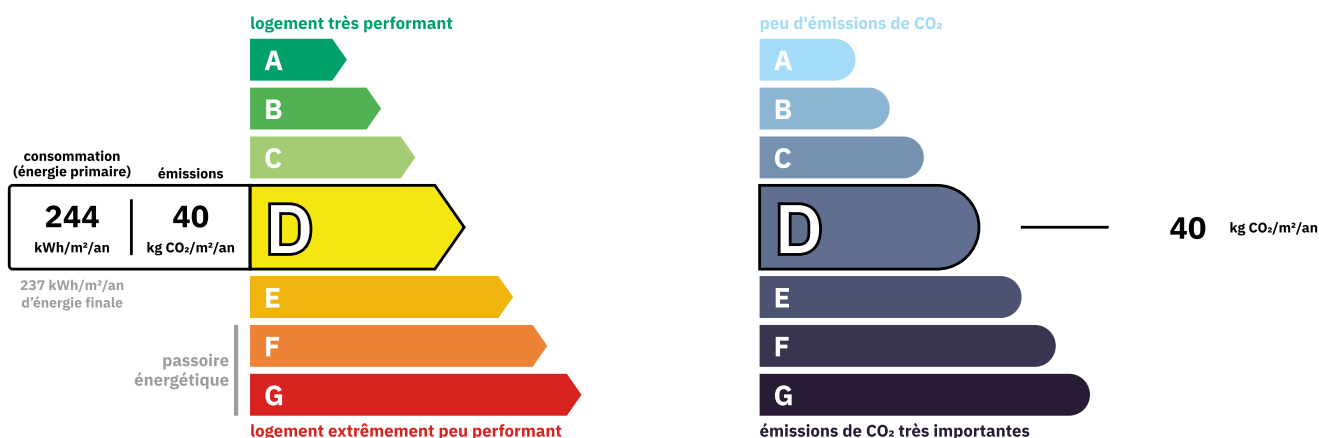
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CHARACTERFUL FOUR-BED
FAMILY HOME WITH
CONSTRUCTABLE GARDEN
NEAR THE BEACH IN DINARD
BRITTANY...

Ref : A4I I85SIS35

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 1450 € and 2020€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A4I I85SIS35
FILE COMPLETE
AND PHOTOS
ON REQUEST

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