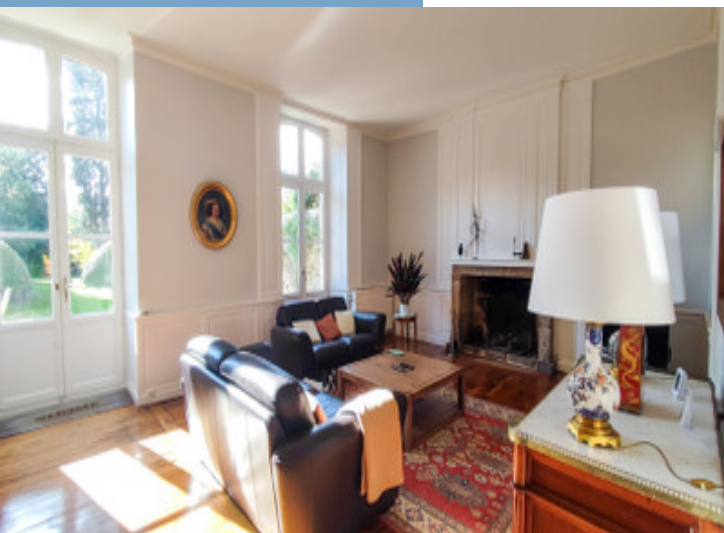




DINAN | MAGNIFICENT MANSION | 210 M² OF
LIVING SPACE AND 778 M² OF GARDEN WITH
NO OVERLOOKING NEIGHBOURS

DINAN | MAGNIFICENT
MANSION | 210 M² OF
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OF GARDEN WITH NO
OVERLOOKING NEI...



PROPERTY FACT FILE	
REFERENCE	A40687JFD22
PRICE	€ 990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	2
ACCOMMODATION	217 m ²
LAND	778 m ²
TOWN	Dinan
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Prestigious location in Dinan
- Renovated 18th-century mansion
- Garden, terrace and garage in the town centre
- Six bright and spacious bedrooms
- Calm, charm and authenticity preserved

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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

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.

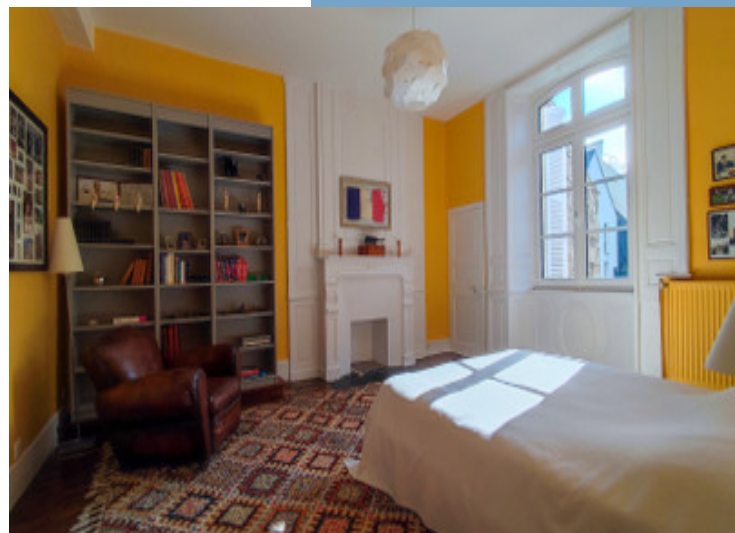
Nature lovers will enjoy walks along the Rance, hiking trails and the many green spaces around the town.

The house has undergone hi...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40687JFD22>

COMPLETE FILE AND PHOTO ON REQUEST

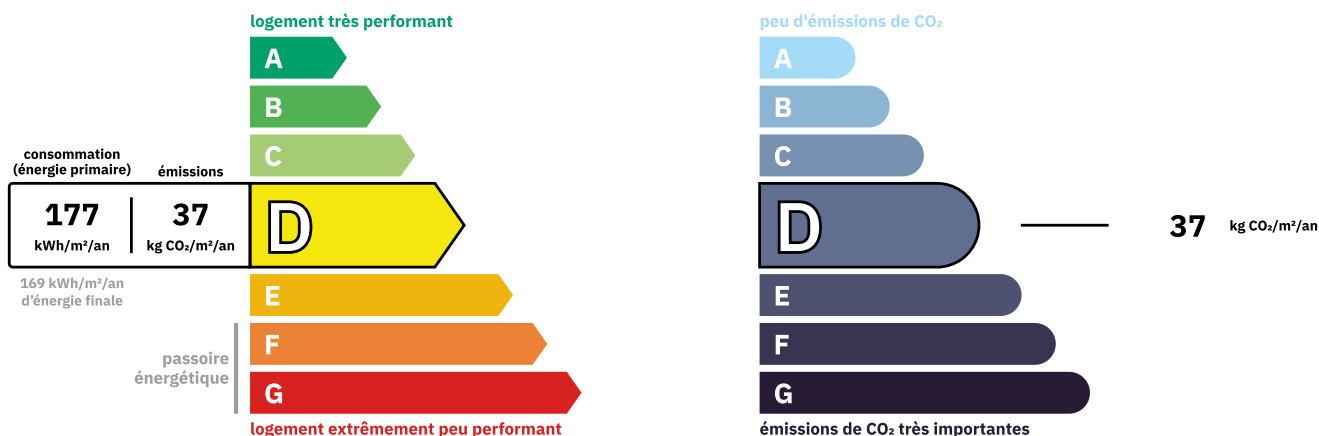


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ENERGIE-DPE

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 3360 € and 4590€ for 2023

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 : A40687JFD22
FILE COMPLETE
AND PHOTOS
ON REQUEST

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