

Unique opportunity: Spacious family home in quiet residential area with terrace and garden



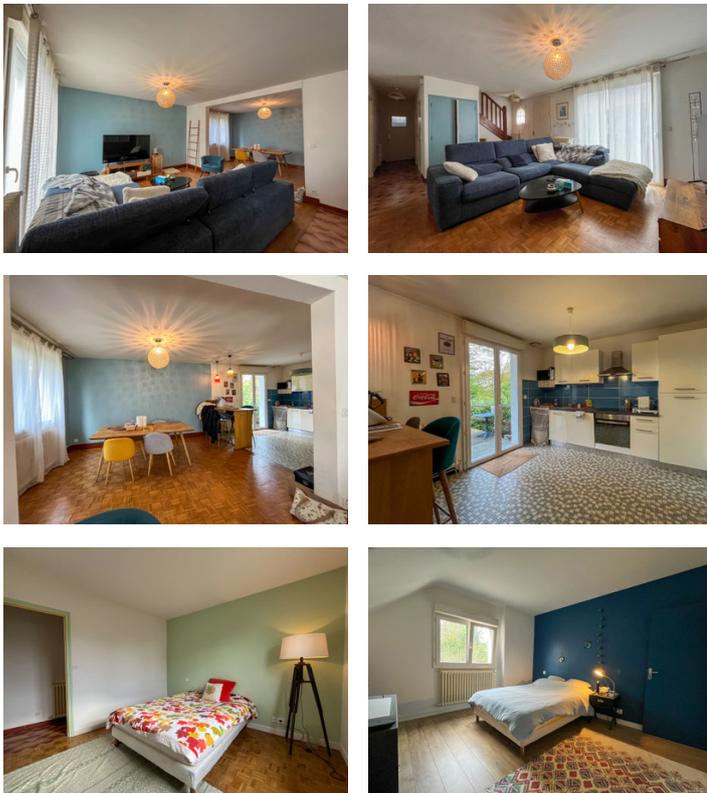
## INFORMATION

Town:	Dinan
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	104 m <sup>2</sup>
Plot Size:	552 m <sup>2</sup>

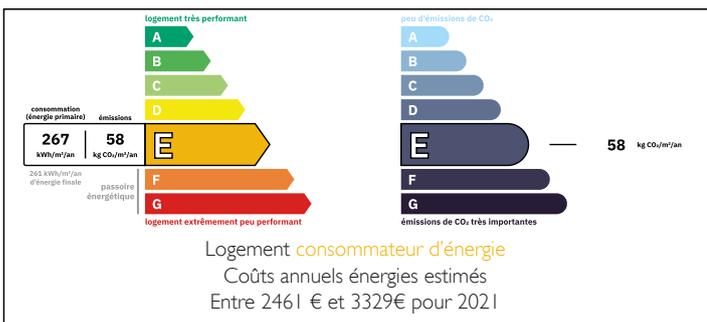
## IN BRIEF

Situated in a peaceful residential area on the outskirts of Dinan, this spacious and bright, south-facing family home is ideal for a growing family or anyone seeking a flexible work-from-home setup. With four bedrooms — including a convenient ground-floor option — this property provides both comfort and versatility. This home also features a generous basement garage with ample space for two cars, a utility/laundry room and a separate room for either a work shop or games room, offering both practicality and plenty of space for your family's needs.

Don't let this great opportunity pass you by and book your visit soon!



## 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

Upon entering the property, you're greeted by a bright, south-facing lounge with patio doors opening onto a balcony, seamlessly flowing into an open-plan dining room and kitchen. The kitchen provides direct access to a terrace and garden area — perfect for barbecues or al fresco dining. The corridor leads to a spacious, sunlit south-facing bedroom, a stylish shower room, and a separate WC.

Accessing the first floor, the hallway guides you to a large master bedroom complete with a walk-in wardrobe, a spacious bathroom featuring a walk-in shower and double sinks, and a generously sized, south-facing bedroom. There's also a versatile third bedroom, ideal as a home office or studio.

The ground-floor corridor offers direct access to the basement garage, a flexible space large enough for two cars or easily repurposed as a games room. The utility room, with natural light from ground-level windows, doubles as a laundry room, while an additional room could serve as a bedroom, office, or play area, benefiting from the warmth of south-facing windows.

The enclosed garden has been thoughtfully designed for low maintenance, with ample seating areas perfect for relaxation or entertaining.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

Room dimensions in meters :

Lounge - 4,9 x 4,3

Dining room - 4,0 x 3,2

Kitchen - 3,2 x 3,1

Bathroom (ground floor) - 1,7 x 3,2

Toilet - 0,9 x 1,5

Bedroom 1 (ground floor) - 3,2 x 3,1

Bedroom 2 - 3,7 x 3,3

Wardrobe - 1,2 x 2,8

Bedroom 3 - 3,2 x 3,9

Bathroom - 4,2 x 2,6

Bedroom 4 - 4,5 x 2,6

Garage...