

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



INFORMATION

Town:	Dinan
Department:	Côtes-d'Armor
Bed:	3
Bath:	3
Floor:	132 m ²
Plot Size:	590 m ²



IN BRIEF

Brittany Sunshine and Timeless Charm – Your Family Home or Holiday Retreat Near Dinan

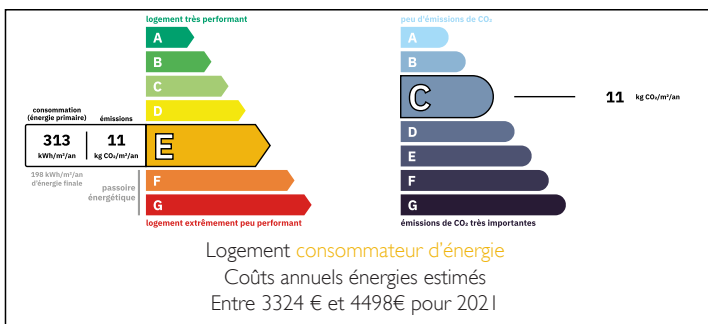


Just outside Dinan, this sun-filled home combines historic charm with modern comfort in a peaceful yet convenient location. Shops under 2 km, Dinan centre 5 km with riverside restaurants and the lively Thursday market, and the Rance River for walking, cycling, boating, and scenic leisure trips. Superb travel links: TGV to Paris, St Malo ferry to UK & Channel Islands, Rennes Airport to London, Paris, Amsterdam, and other major European destinations.



Bright south-facing rooms, ground-floor lounge with fireplace, flexible sitting room/bedroom with ensuite jacuzzi, two first-floor bedrooms, and a second-floor suite. Courtyard parking, stone shed, fenced garden with wooden chalet, and mature trees providing welcome shade make outdoor living a true delight. Ideal for families or as a lock-up-and-leave holiday

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

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

Imagine waking up in a bright, sun-filled home just a few minutes from the historic charm of Dinan, where cobbled streets, riverside restaurants, and a lively Thursday market set the rhythm of life. This lovely property is perfect as a spacious family home or a lock-up-and-leave holiday retreat, offering the freedom to enjoy the best of Brittany while staying connected to the world.

* 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 beyond. Whether for business trips, family visits, or spontaneous weekend getaways, travel couldn't be easier.

* The Brittany Lifestyle at Your Doorstep

Step outside and enjoy life at a gentler pace. Local shops and supermarkets are under 2 km away, while the heart of Dinan, just over 5 km, invites you to wander through its medieval streets, explore riverside cafes, and enjoy boat trips along the Rance River. The surrounding countryside is perfect for walking, cycling, or simply soaking in the temperate climate that makes Brittany such a year-round destination.

* A Home That Welcomes You

Enter the ground floor, where a large south-facing lounge with a welcoming fireplace invites you to...

LOCAL TAXES

Taxe foncière: **865 EUR**

Taxe habitation: **EUR**

NOTES