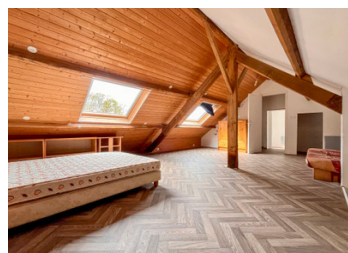


Bright 2-Bedroom Home in Le Hinglé with South-Facing Terrace & Garden – Near Dinan, Dinard, Saint-Malo



INFORMATION

Town:	Dinan
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	63 m ²
Plot Size:	1107 m ²



IN BRIEF

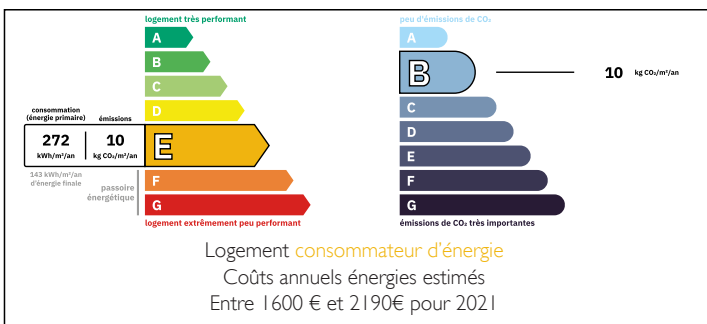
Charming Family or Holiday Home Near Dinan - South-Facing Garden, Quiet Cul-de-Sac

Set at the end of a cul-de-sac in Le Hinglé, this charming house offers the ideal combination of village convenience and relaxed living.

Featuring a bright open-plan living room with fitted kitchen, 2 bedrooms under eaves, a ground-floor bathroom, and a versatile storage room with potential to create a ground-floor bedroom, it is ideal as a family home or lock-up-and-leave holiday retreat.

The south-facing terrace and garden with mature trees create a sun-filled space for dining, relaxing, or entertaining. Located close to Dinan (7 km), Évran, Saint-Malo (ferry to the UK & Channel Islands), Dinard, Dol-de-Bretagne TGV to Paris, and Rennes Airport (flights to Paris, Amsterdam, Gatwick), the

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

Charming Stone House with Sunny Garden in Le Hinglé – Near Dinan, Ideal Family or Holiday Home

Set at the end of a quiet cul-de-sac in the picturesque village of Le Hinglé (Côtes-d'Armor, Brittany), just a short drive from the medieval town of Dinan, this attractive stone house offers the perfect combination of village charm and convenient access to north Brittany's key towns, coast, and transport links. Whether you are looking for a permanent family home or a lock-up-and-leave holiday retreat, this property ticks all the boxes.

The house comprises 2 bedrooms and has a ground floor bathroom, with:

- * Ground Floor: bright open-plan living room flowing into a fitted kitchen/dining area, plus a bathroom and separate WC;
 - * First Floor (under eaves): two bedrooms — one of about 19 m² and a second of around 9 m²;
- Garage/Buanderie: a versatile utility/garage space currently used for bikes and laundry, with genuine potential to convert into a ground-floor bedroom, ideal for guests or multi-generational living.

Step outside to a sun-drenched south-facing terrace and garden framed by mature trees for summer shade — perfect for family meals, relaxing weekends, or entertaining friends. The garden is in a buildable zone, offering scope for future expansion or a subdivision project. This outdoor space makes the house equally appealing as a family home or holiday base.

Location & Nearby Amenities

- * Le Hinglé village: local shops, bakeries, and essential services just minutes away.
- * Dinan: approx. 7–8 km — a charming medieval town with restaurants, cafés, and a railway station.
- * Évrان...

LOCAL TAXES

Taxe foncière: 405 EUR

Taxe habitation: EUR

NOTES