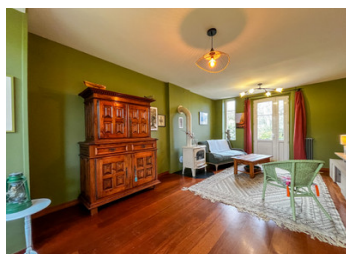


Characterful Four-Bed Family Home with Constructable Garden Near the Beach in Dinard, Brittany



INFORMATION

Town:	Dinard
Department:	Ille-et-Vilaine
Bed:	4
Bath:	1
Floor:	102 m2
Plot Size:	865 m2



IN BRIEF

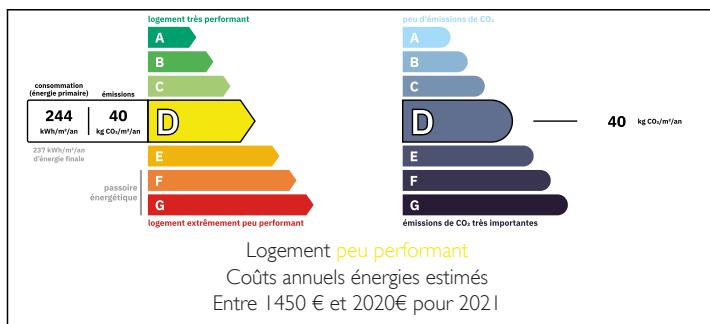
Characterful Family Home with Private Garden Near the Beach in Dinard, Brittany

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. Enjoy a temperate, mild climate with cool summers, refreshing sea breezes, and the invigorating coastal air.

The garden is a peaceful retreat with shade from mature trees, natural ventilation, and a 500 m² constructible plot with a separate entrance, offering scope for a pool or additional dwelling.

The house features a sunlit living room opening onto a terrace, an equipped kitchen, four bedrooms, shower room, and a convertible attic. Garage, dependences, carport, and parking for three vehicles.

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.



LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES

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.

Additional features: Garage (convertible into a studio), two dependences, carport, and parking for three vehicles.