



Elegant Town House with Garden



Agenten-Info

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|-------------------------|---|
| Name: | David Evans |
| Name der Firma: | Cle France Ltd |
| Land: | Vereinigtes Königreich |
| Erfahrung seit: | |
| Art der Dienstleistung: | Immobilien verkaufen |
| Spezialgebiete: | |
| Art der Immobilie: | Wohnungen, Häuser |
| Telefon: | +44 (1440) 820-358 |
| Sprachen: | English, French |
| Webseite: | https://clefrance.co.uk |

Anzeigen-Details

| | |
|----------------|----------------|
| Immobilie für: | Kaufen |
| Preis: | USD 721,358.34 |

Standort

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|-----------------------|------------|
| Land: | Frankreich |
| Staat/Region/Provinz: | Bretagne |
| Stadt: | Rennes |
| Postleitzahl: | 35000 |
| Veröffentlicht: | 08.04.2025 |

Beschreibung:

An Elegant Town House of 175 m2 - Sought-after area in Rennes bd Clemenceau This beautiful character house of 175 m2, scalable, with its south-facing living room, its 5 bedrooms, on a plot of 420 m2 offers an ideal living environment in a popular area of Rennes. Its quality construction from 1968 has been carefully maintained and its layout is perfect for a family or for an investment space in shared accommodation. Walking distance 10 min - from the Clemenceau metro or 15 min from Rennes train station.

Layout:

- Ground floor: entrance, living room with travertine floor, fireplace, ceiling height 2.80 m, through exposure bathed in light (exposed South / North) with direct access to a large terrace and the landscaped garden. The recent kitchen is fitted and equipped, modern, laundry / laundry room, WC and direct access to the garage, full basement.

- 1st floor: landing, 3 spacious bedrooms with storage and private water points, 2 bedrooms in suites - one with bathroom, one with shower room, a dressing room and WC.



- 2nd floor: A convertible attic of approximately 50 m2 with a room, offers you additional development potential.

The maturely planted garden with its shed is a real asset to enjoy the beautiful days.

A stone's throw from the metro, shops and transport, this house combines comfort, space and exceptional location. Double-glazed joinery, electric shutters with central locking, heating with cast iron radiators and recent PAC.

Possible extension, convertible attic, file for project and development on request Rare opportunity! Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Ile-et-Vilaine is the oldest in Brittany with gentle rolling countryside, forests, dunes and marshes to the north. The English Channel is to the north, Lower Normandy to the east, Pays de la Loire to the east and south, Morbihan and Cotes-d'Armor to the west.

Ile-et-Vilaine's coastline heads westward from Mont-Saint-Michel to an estuary 5 miles west of Dinard and includes the rocky Cote d'Émeraude and the Rance River estuary where the towns of Saint-Malo and Dinard are located.

Rennes, the department's capital, is located centrally and is situated on the Ile et Rance Canal which connects the north flowing Rance river with the Vilaine river that flows south-westerly into the Atlantic.

Oysters are still cultivated along the coast near Cancale but as the fishing industry has declined, the coastal resorts have become important tourist destinations.

Also, don't forget to visit the Saturday morning market in the medieval town of Fougères.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the



entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Allgemein

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|-------------------|--------------------|
| Schlafzimmer: | 5 |
| Badezimmer: | 2 |
| Grundstücksgröße: | 420 m ² |

Versorgungsdetails

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| Heizung: | Ja |
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

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| IMLIX ID: | IX6.788.666 |
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