



## Contemporary Detached House



### Στοιχεία μεσίτη

Όνομα:	David Evans
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Experience since:	
Τύπος υπηρεσίας:	Selling a Property
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 566,850.48

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Brittany
Πόλη:	Rennes
Ταχυδρομικός κωδικός:	35000
Δημοσιεύθηκε:	03/02/2025
Περιγραφή:	

Contemporary Detached House, quality renovation 2022, floor area of 104 m2, Cimetiere de l'Est district, Come and discover this superb modern and tastefully renovated house, located in the popular Cimetiere de l'Est district. With its 104 m2 of living space and its ideal south orientation, this bright house is the perfect balance between modern comfort and authenticity. Close to schools, shops (10 minutes on foot), transport and the train station, a secure cycle path leading to the city center, it is ideal for a family looking to settle in quickly.

Main features Bright ground floor with solid oak parquet flooring: Warm living room with wood stove, bathed in light thanks to its south-west orientation and opening onto a magnificent natural slate terrace with chestnut wood pergola. Open kitchen, fitted and equipped, on travertine floor. Master suite: private shower room, dressing room, and separate Japanese toilet. Functional laundry room, ideal for everyday life. Functional floor: Landing serving 2 bright bedrooms. Bathroom on travertine floor, with toilet.

Charming exterior: Garden not overlooked, quiet, 350 m2, ideal for your moments of relaxation with the family.



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Annex at the bottom of the garden, offering multiple possibilities (workshop, storage, etc.).

Strong points: South-west orientation for optimal brightness.

Quiet residential area.

High-performance insulation (wood wool under the roof, double sound insulation on the adjoining wall). Cast iron radiators and wood stove for optimal thermal comfort. Quality materials (solid oak parquet, travertine). Immediate proximity to schools, transport and shops.

Turnkey house: combine modernity, character and practicality in a pleasant and sought-after environment.

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.

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## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Μέγεθος αυλής:	350 τ.μ

## Utility details

Heating:	Ναί
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.631.448
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