



## Detached House with Garden



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 948,606.92

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Brittany
Plaats:	Rennes
Postcode:	35000
Geplaatst:	02-09-2024
Omschrijving:	

Spacious house from 1968 surface area of 264.50 m2 on plot of approximately 400 m2, spread over 3 levels - living room of 62 m2 through, with beautiful fireplace, 5 bedrooms between 17 and 30 m2 with storage, 2 bathrooms, separate kitchen, balcony, garden and large garage and hangar in Rennes, very sought-after area, quiet near city center, schools, shops, transport. Rare opportunity! To renovate for large families/blended families, main residence, or for investors/property dealers - for rental investment - develop studios, coliving spaces. May also be suitable for craftsmen, traders, or a company/entrepreneur wishing to live and work in the same place - creating offices and a private space is possible!

Characteristics: Generous floor space of 264.50 m2 on 3 levels. 7 rooms: 5 spacious bedrooms including one on the ground floor, large living room of 62 m2 with fireplace, large fitted/equipped kitchen, 2 bathrooms, WC on each level, attic.

Large volumes, high ceilings, plenty of storage space, floor and staircase in travertine.

Oil heating to be replaced by a heat pump Quiet garden well oriented, not overlooked Large garage and shed House to renovate (DPE G).

Rare product - Individuals to create a Generous main residence or Special investors, ideal for creating



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comfy spaces, several apartments possible.

Additional ADVANTAGE: Possibility of acquiring a neighbouring plot of 400 m2 with solid construction - to be redeveloped into a house of 245 m2.

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](http://www.clefrance.co.uk)

Conditie: Good

## Algemeen



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Slaapkamers:	5
Badkamers:	2
Lot Afmeting:	403 m <sup>2</sup>

## Utility details

Heating:	Ja
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.052.530
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