



## Contemporary Detached House with Garden



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 518,922.02

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Brittany
Plaats:	Betton
Postcode:	35830
Geplaatst:	31-03-2026

### Omschrijving:

Located just 2.5 km from Betton village and 8.5 km from Rennes, this 2004 family home offers an ideal living environment, combining comfort, space, and proximity to amenities. With 120 m<sup>2</sup> of living space, the ground floor comprises a beautiful master suite with a private bathroom, providing a truly independent space.

You will also enjoy a spacious and bright living/dining room opening onto a sunny terrace, perfect for relaxing with family and friends. The fitted and equipped kitchen, open to the living room, offers both conviviality and functionality, complemented by a convenient utility room.

Upstairs, three additional bedrooms accommodate family and guests, along with a bathroom equipped with a bathtub and shower.

A large garage and an attic suitable for conversion complete the property, offering excellent potential for expansion to suit your needs.

All situated on a 1000 m<sup>2</sup> mature plot, ideal for enjoying a pleasant and green outdoor space.

A functional, bright, and perfectly located house, don't delay in visiting.



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)

## **Algemeen**

Slaapkamers:	4
Badkamers:	2
Lot Afmeting:	1000 m <sup>2</sup>

## **Lease terms**



Date Available:

## **Contact information**

IMLIX ID:

IX8.294.593

