

Move-in ready 2-bedroom house with south facing yard in the heart of Antrain, 16 km from the coast



INFORMATION

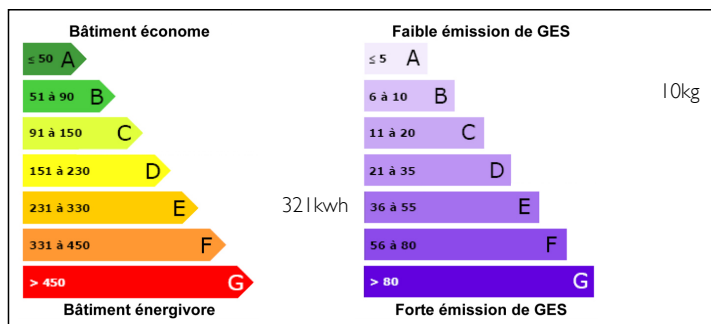
Town:	Antrain
Department:	Ille-et-Vilaine
Bed:	2
Bath:	2
Floor:	94 m2
Plot Size:	112 m2

IN BRIEF

This house has been partly renovated by the current owners and offers 94 m2 of space over 3 floors with private south-facing yard/terrace at the back. It sits in the centre of the lovely town of Antrain within walking distance of local amenities. The ground floor comprises a large entrance with an open fireplace, a roomy light dining/living room, a fully fitted kitchen, a bathroom, WC and a large master bedroom with a large cupboard and a balcony. In the basement, you find a landing area leading to a second large bedroom, a bathroom with WC and a garage with direct access to the street. On the first floor, the attic with 2 roof windows offers two connecting rooms used as office/study room, lounge area and a storage room completes this level. Electric heating, main drains, garage

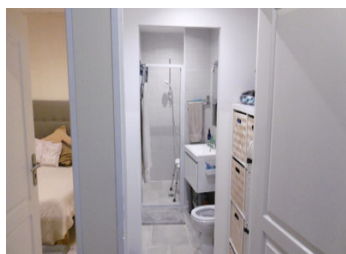
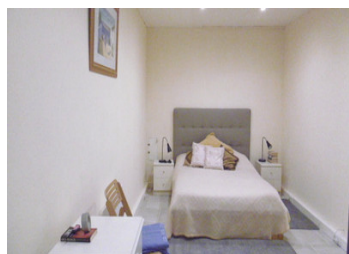


ENERGY - DPE



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.



DESCRIPTION

Ground floor: Entrance (18 m²), dining/living room (20 m²), kitchen (8 m²), bathroom (2 m²), bedroom 1 (20 m²)

Basement: landing (6 m²), bedroom 2 (14 m²), bathroom (4,90), garage (26 m²)

(Dimensions expressed are non binding.)

The coast and beaches: 16 km

St Malo 54 km, Ouistreham ferry port 150 km,

Rennes airport 57 km, train links Pontorson 11 km or

Combours 22 km

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 184 EUR

NOTES