

Beautiful detached 3 bedroom house with large garden, Garage/workshop, close to amenities.



## INFORMATION

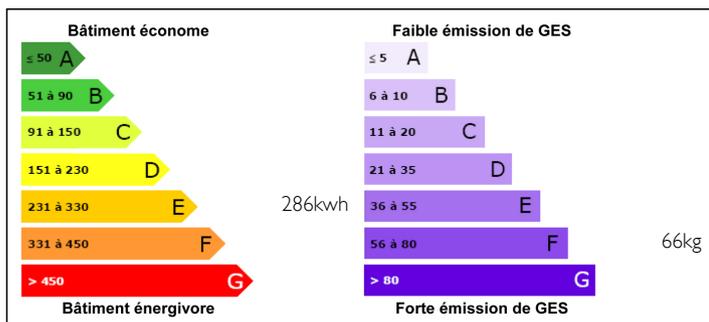
Town:	RENAZE
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	111 m2
Plot Size:	1203 m2



## IN BRIEF

This property is not just a house, it is a home, elegantly decorated to a very high standard with wooden and tiled floors throughout. The first floor comprises the main living area including a fitted kitchen, lounge, three bedrooms with integrated wardrobes, a bathroom with bath and shower, and a further WC. On the ground floor there is a summer kitchen/laundry room, shower room, lounge and sleeping area. There is also a garage. To the front and the rear of the property is a well-maintained garden. This house is perfect for either a permanent residence, holiday home or a family with an elderly relative who needs to be nearby.

## 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

Situated in the large village of Renaze, which caters for all your needs. Shops, supermarkets, bars, restaurants, petrol station, hospital, hairdressers cinema etc.

(Approximate sizes)

1st floor:-

Lounge - 20m<sup>2</sup>,  
Kitchen - 11m<sup>2</sup>,  
Bedroom 1 - 11m<sup>2</sup>,  
Bedroom 2 - 11m<sup>2</sup>,  
Bedroom 3 - 8m<sup>2</sup>,  
Bathroom - 2m<sup>2</sup>,  
WC - 1.5m<sup>2</sup>,

Ground floor:-

Hallway - 6m<sup>2</sup>,  
Lounge - 23m<sup>2</sup>  
Kitchen/laundry room - 10m<sup>2</sup>,  
Shower room - 4.5m<sup>2</sup>,

Garage - 23m<sup>2</sup>,

Garden - 1,203m<sup>2</sup>.

## LOCAL TAXES

**Taxe foncière: 772 EUR**

**Taxe habitation: 1072 EUR**

## NOTES

There are 3 airports within a good distance. Rennes 74km, Nantes 101km & Dinard 146km. A gateway to the rest of Europe! Plus the port of St Malo 144km.