LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47226DSE35 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)

Maison de maitre style property in the centre of Le Pertre















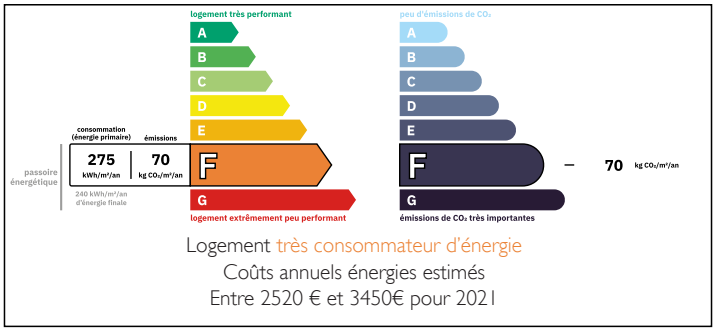
INFORMATION

Town:	Argentré-du-Plessis
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	121 m2
Plot Size:	581 m2

IN BRIEF

Family house situated in the centre of Le Petre with 4 bedrooms and the potential to convert the loft to provide additional habitable space

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2520 € et 3450€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

The property is comprised of:

On the ground floor:
Entrance hall
Kitchen (11m²)with entrance onto garden at the rear
Dining room (12m²) with entrance into the kitchen
Lounge (24m²)- double aspect with views over the garden and external door for accessing the garden and newly installed oak parquet flooring
Bathroom and WC

On the first floor
Bedroom 1 with entry into bedroom 2
Bedroom 3 with entry into bedroom 4
Shower room with WC

Stairs lead to the vast loft

A cellar/sous-sol can be accessed from the entry hall

Garden to the rear is enclosed and with views over the communal lake to the rear.

The property benefits from connection to the mains drainage.

It is within walking distance of the local amenities of Le Pertre that include a supermarket, bakeries and bar as well as a GP and pharmacy. It is within minutes of the motorway linking Laval to Rennes (with the town of Vitre en-route to Rennes)

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

NOTES

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