LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48582DSE35 Price: 300 000 EUR

agency fees to be paid by the seller

Renovated house with 4 bedrooms located in the calm of Tresboeuf

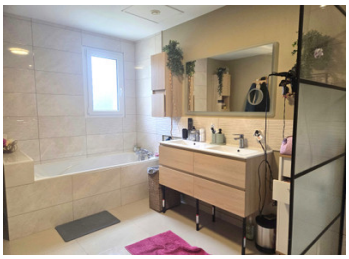














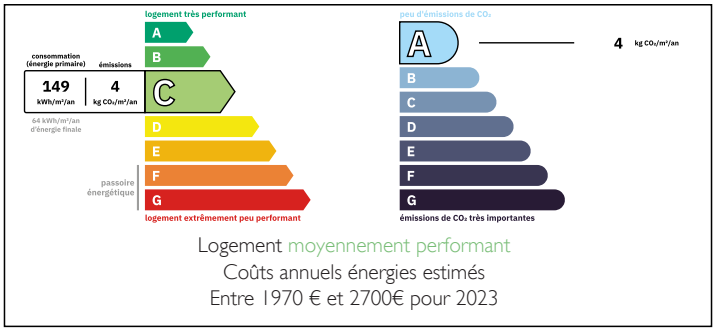
INFORMATION

Town:	Tresbœuf
Department:	Ille-et-Vilaine
Bed:	4
Bath:	1
Floor:	173 m2
Plot Size:	600 m2

IN BRIEF

Beautifully presented family home of modern construction (2007) with habitable space of 170m² in 600m² terrain in Trésboeuf providing 3/4 bedrooms and open plan living space of 60m². Decorated with very good taste this property requires no works and is located within easy reach of Bains de Bretagne, Rennes and Nantes

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1970 € et 2700€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **655 EUR**

NOTES

DESCRIPTION

+ The centre of the house revolves around the vast open plan living space of 60m² comprising lounge, dining and a modern high spec fitted kitchen. Beautifully decorated with high quality floor tile linking the living space with the bedrooms accessed from the corridor leading from the lounge.
+ Three bedrooms ranging 15 to 21m² each with plenty of storage and beautifully decorated
+ Large dressing room of approx 7m²
+ Luxury bathroom (approx 10m²) with bath, quality Italian walk-in shower and double basin
+ Independent WC
+ Additional lounge/office/bedroom of approx 12m²
+ Utility rooom of approx 5m²
+ Large integrated garage of approx 40m² with electric door for use as a garage/workshop or conversion to additional living space. Above the garage is a large loft space that could too be converted to provide additional living space if required.

To the front of the house is a large parking area for multiple cars and to the rear a private garden.

Located just 4 minutes from the shops in Ercé-en-Lamée and less than 10 minutes from those in Bain-de-Bretagne. It is also situated 10 minutes from the Rennes–Nantes main road.

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