

3-BEDROOM HOUSE WITH 2 BEDROOMS ON THE GROUND FLOOR 2 SHOWER ROOMS 2 TOILETS A LARGE CONVERTIBLE ATTIC GARAGE



INFORMATION

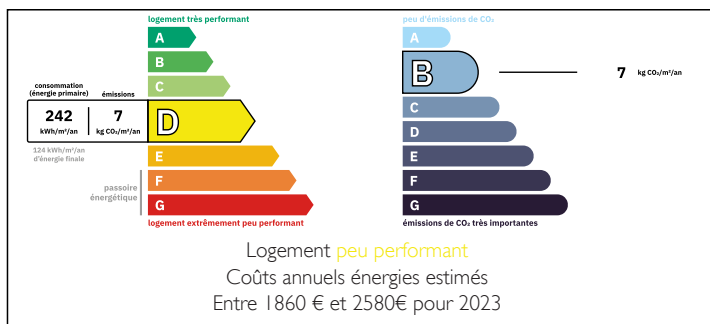
Town:	Dourdain
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	1007 m2

IN BRIEF

House built in 1992 (almost) 1,100 square feet of living space on a 1,007 square foot lot, including a living room with fireplace, fitted and equipped kitchen, 3 bedrooms (2 on the ground floor), bathroom, and convertible attic. Attached garage with workshop, cellar, laundry room. Electric heating. VIEWS POSSIBLE ON NOVEMBER 8/9/10 BY APPOINTMENT AT 06.83.67.44.84



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

After a few coats of paint, this spacious family home will offer you a comfortable lifestyle in a quiet village with quick access to Rennes.

The ground floor features a spacious, bright living room with an open-plan kitchen and a living room with a fireplace (insert). Two bedrooms, a bathroom, and a separate toilet allow you to live on the ground floor.

Upstairs, there is a bedroom of approximately 13 m², a shower room with toilet, and an easily convertible attic that could be turned into two beautiful additional bedrooms, an office, a games room, etc. An attached garage and a workshop of over 28 m², which could be converted into living space, complete this property.

Outside, enjoy a large wooded plot of over 1,000 m², an ideal setting for lovers of nature and tranquility, while still being close to Rennes.

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

LOCAL TAXES

Taxe foncière: 1695 EUR

Taxe habitation: EUR

NOTES