

Character 3 Bedroom House Near Dinan, Only 450m from River Rance with Landscaped Garden and Garage



INFORMATION

Town:	Dinan
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	184 m ²
Plot Size:	2002 m ²

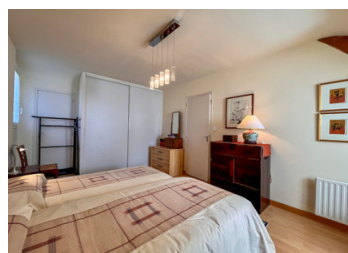
IN BRIEF

Charming Family Home Near the Rance River and Dinan

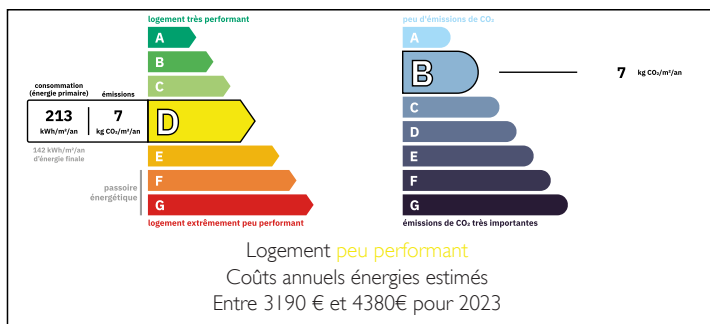
Spacious traditional home in Taden, just 450 meters from the Rance River towpath and set in a tranquil, verdant environment. Built in the late 1970s, this south-facing property offers 184 m² of light-filled living space, ideal for families seeking comfort, space, and serenity.

Features include a bright living room with fireplace, a large lounge with pellet burner opening onto the garden, a separate kitchen, a ground-floor bedroom and bathroom, and a versatile 50 m² space upstairs for a bedroom, office, or playroom.

Outside, enjoy over 2,000 m² of fully enclosed landscaped gardens, sunlit terraces, and a garage with loft storage. Conveniently located with easy access to Saint-Malo harbour, Rennes Airport,



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

Spacious Family Home Near Dinan, Just 450m from the Rance River and the Bourg of Taden

Step into this stunning traditional family home in Taden, nestled in a serene, leafy environment just 450 meters from the Rance River towpath. Bathed in natural light and exuding Breton charm, this property offers 184 m² of beautifully arranged living space, perfect for families seeking comfort, elegance, and tranquility.

The ground floor features a 31 m² living room with a cozy fireplace and insert, a bright 35 m² lounge with pellet burner opening seamlessly onto the garden, a well-appointed kitchen with direct access to the garage, a ground-floor bedroom, and a shower room with WC, designed for family convenience and guests.

Upstairs, discover two generously proportioned bedrooms, one with built-in wardrobes and additional storage, alongside a versatile 50 m² lounge that can serve as a bedroom, playroom, home office, or creative atelier, all overlooking the beautifully landscaped garden. A family bathroom completes the first floor.

Outside, the over 2,000 m² fully enclosed landscaped garden features several mature trees, sun-drenched terraces, manicured lawns, and a peaceful setting for outdoor living, entertaining, or simply unwinding in privacy. A 20 m² garage with loft storage adds practicality, while the home benefits from mains drains and electric heating throughout, combining modern comfort with classic style.

Set in an enviable location, enjoy easy access to watersports on the Rance, the Bourg of Taden, local shops just 2 km away, and only 2.5 km from Dinan port. The property...

LOCAL TAXES

Taxe foncière: 1637 EUR

NOTES