

Lovely modern, 2 bed detached single storey house & HUGE hangar garage in Val d'Anast, v. handy for Rennes



INFORMATION

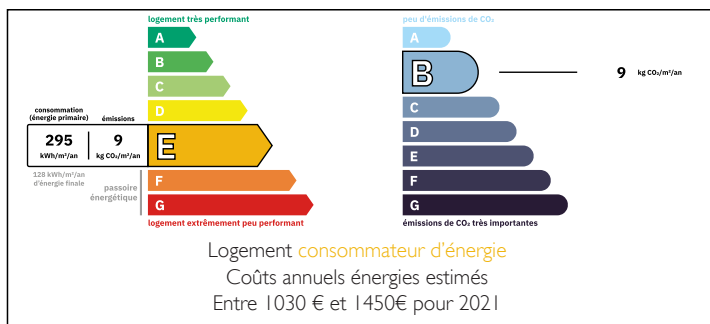
Town:	Val d'Anast
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	56 m ²
Plot Size:	1480 m ²

IN BRIEF

Ideal as a starter home or a rental property or if you need a really big hangar barn, this detached house is in the centre of the plot. With some recent refurbishment, there is also the addition of a large terrace and an outdoor kitchen for those relaxing evenings and party weekends! There is a smaller outbuilding too that would make a good workshop or just useful storage space. Come and view now!



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

A single-storey house comprising:

- 1 living room-kitchen
- 2 bedrooms
- 1 bathroom with toilet
- attic

on a plot of land 1438 m2 fenced comprising:

- 1 garage within a large hangar of 170m2 connected with electricity and water
- 1 outbuilding as a garage/shed of about 20m2 connected with electricity

The house has ventilation by VMC and heating with inertia radiators

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

LOCAL TAXES

Taxe habitation: EUR

NOTES