

Fantastic opportunity! Charming home in quiet setting; perfect for first-time buyers



## INFORMATION

Town:	Bonnemain
Department:	Ille-et-Vilaine
Bed:	1
Bath:	1
Floor:	64 m2
Plot Size:	0 m2

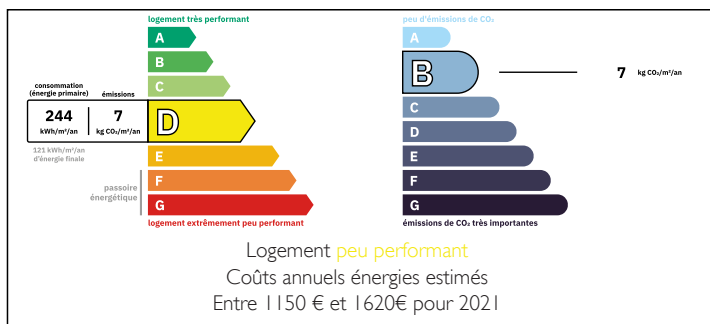


## IN BRIEF

You enter this property via the spacious and inviting lounge, complete with dining area, leading into the bright, airy kitchen on your right. Bathed in natural light, the kitchen boasts a fresh and uplifting atmosphere, complemented by a separate utility room with a handy sink and a discreet WC. The enclosed garden provides a tranquil retreat, featuring a delightful terrace and thoughtfully arranged vegetable plots, perfect for the green-thumbed enthusiast.

Upstairs, a generously sized bedroom awaits, complete with built-in wardrobe space and a bright work area. The adjoining bathroom offers both practicality and comfort, equipped with a shower, a WC (broyeur) and a sink - creating a private, relaxing sanctuary.

## 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

Bonnemain is located 30 minutes south of St Malo and its ferry port (Portsmouth, Jersey and Guernsey) and TGV train station (Paris), and 30 minutes east of Dinan. Rennes international airport is 45 minutes by car where you can access flights to Paris, Nice, Gatwick, Frankfurt and Amsterdam to name a few.

This lovely home would be an ideal holiday home to explore Bretagne.

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

## LOCAL TAXES

Taxe foncière: 286 EUR

Taxe habitation: EUR

## NOTES