

**Stunning 4-bed apartment, FABULOUS LOCATION, marina, town centre, TGV station, 2hrs-ish to Paris, très chic!**



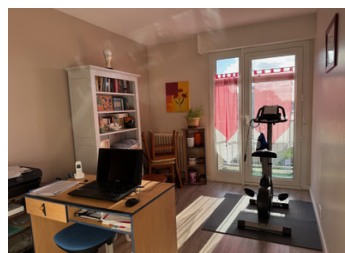
## INFORMATION

Town:	Redon
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	120 m2
Outside Space:	6 m2

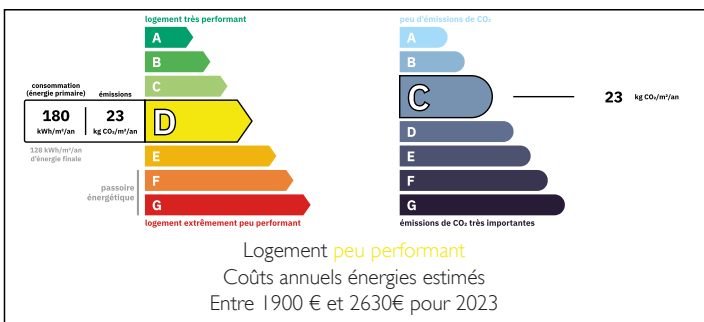
## IN BRIEF

This beautiful stylish 3rd floor apartment with two balconies has exceptional views over the marina. From the large open lounge/diner and the master bedroom you can soak in these views and the sunshine, thanks to the almost south-facing orientation. Set in the heart of the town with great access to shops, markets, schools, doctors, cinema, swimming pool, sports centre and football stadium, tennis club, walking & running clubs, summer music festivals and lots of other activities. The centre of Redon has retained its historic charm with half-timbered buildings and amazing gothic church while the outskirts include retail and leisure centres as the town grows.

It benefits from two storage rooms ('cellars') AND a garage for your own private, town centre parking! In addition to the station, the road links are great too with easy access up to Rennes or...

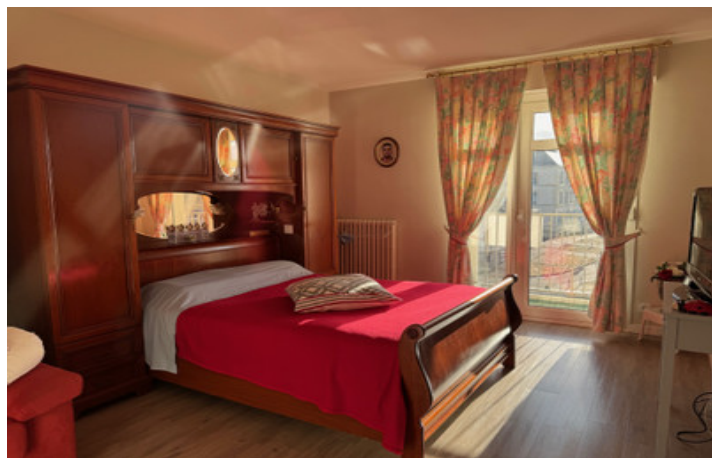


## ENERGY - DPE



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

This gorgeous light-filled apartment offers a large double lounge/living room, almost south-facing and the large balcony doors give an exceptional view of the marina.

The master bedroom with en-suite leads off from the lounge and the 3 other bedrooms lead off from a corridor. If you don't need 4 bedrooms, you could easily use one as an office, studio, craft room, gaming space or whatever you need! The kitchen is a good size and it also has a useful closed in balcony used as a utility room with views over the town.

You are also just a short walk from the countryside to take in relaxing walks or cycle rides, and with the canal paths at your disposal too, there are plenty of opportunities to have an active, enjoyable lifestyle whatever your age or circumstances.

3rd floor flat in a 1970s building (without a lift), double-glazed, mains gas central heating, mains drainage and your own garage.

Book your visit now!

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Co-owned building of 4 units

Provisional annual charges: 1290€

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

## LOCAL TAXES

Taxe foncière: 1182 EUR

Taxe habitation: EUR

## NOTES