

Modern 4-bed detached house, near to TGV & town centre AND with countryside views - very rare!



## INFORMATION

Town:	Redon
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	117 m2
Plot Size:	540 m2

## IN BRIEF

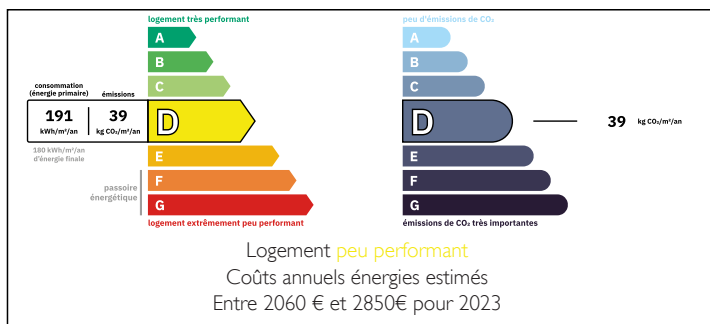
This modern house of nearly 120m<sup>2</sup>, with 4 bedrooms including one on the ground floor, is located in Redon, just outside town with great views and easy access to the countryside and the canal!

When you're not in the countryside or in town or popping up to Paris, you have a garden of about 500 m<sup>2</sup> which should be easy to maintain

The garage, which has been converted into a room (to be completed) with a "free" space could perhaps be transformed into a studio with independent access to give you one, or maybe two rental investments!.



## 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

The house includes a large living room on the ground floor, and all the glazing front and back gives you lovely, light-filled areas (side kitchen/ dining room) and living room overlooking the river valley due to the house's elevated position, so not in a flood zone, . Double-glazed throughout and equipped with roller shutters and other energy performance materials.

To finish the kitchen, units and equipment need installing, all connections are waiting, so you can fit your dream kitchen without any 'renovation' cost or waste.

A bedroom and a bathroom are also on the ground floor.

The utility room leads to the old garage.

Upstairs, there are 3 bedrooms, a bathroom and a separate toilet.

In addition to its TGV station, the growing town of Redon has a characterful 'old' town centre and modern retail estates around the edge. It offers all the facilities and convenience for daily life; schools and colleges, local shops, supermarkets, cinema, doctors, cultural and sports associations..

Its marina, at the crossroads of the Oust and the Vilaine rivers, gives direct access to La Roche Bernard and to the ocean, by boat. The nearest beaches are within a 50km drive. Come and see this hot property now, start your new life!

## LOCAL TAXES

**Taxe foncière:** 1213 EUR

**Taxe habitation:** EUR

## NOTES

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Co-owned building of 2 units  
Provisional annual charges: 70€

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