

2KM Saint Nicolas de Redon - A rare and delightful Nantaise style Villa with private garden and swimming pool



INFORMATION

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|-------------|------------------------|
| Town: | Saint-Nicolas-de-Redon |
| Department: | Loire-Atlantique |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 195 m2 |
| Plot Size: | 2631 m2 |

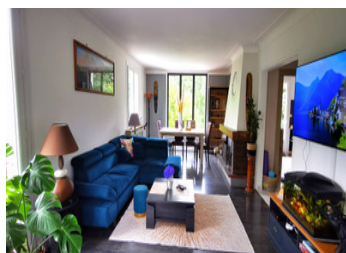
IN BRIEF

A fine example of a Nantaise style villa built in 1978, set in a peaceful residential quarter. The habitation offers space and comfort on three levels.

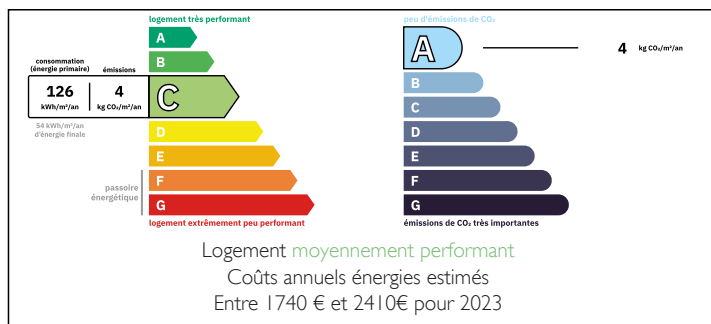
The property benefits from double glazing, aerothermal heat pump central heating and an aerothermal hot water tank.

The swimming pool is 9Mx4M.....

The grounds are enclosed with private parking accessed by automatic gates.....



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.



LOCAL TAXES

Taxe habitation: EUR

DESCRIPTION

Interior comprising of, on the ground floor : entrance hall, salon 32M2 with corner summer kitchen-bar directly open to the terrace and pool area, a ground floor bedroom, WC.

On the first floor: a fitted kitchen, a lounge 33M2 with fire place and access to balcony, a bathroom, WC.

A Balcony facing south to west.

On the second floor: a bedroom with games room, a laundry room, a bedroom-office, a shower room.

Exterior: South-west facing swimming pool and terrace with covered seating area.

A carport 30+M2 and two small wooden sheds.

Distances:

2KM Saint Nicolas de Redon services and commerce.

4KM Redon TGVTrain station serving Rennes from 30mins and Paris from 2H10m

61KM Rennes Airport

72KM Nantes airport

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

NOTES