

In the heart of the city, elegant fully renovated 6-bedroom/4 bathroom family home, enclosed garden, garage



## INFORMATION

Town:	Vitré
Department:	Ille-et-Vilaine
Bed:	6
Bath:	4
Floor:	228 m2
Plot Size:	619 m2

## IN BRIEF

Located in the center of Vitré, a medieval city with character and officially recognized as a City of Art and History, this architect-designed home from 1958 has been entirely renovated to offer high level of amenities.

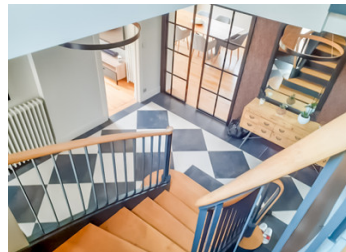
It's a true haven of peace that beautifully combines modernity and comfort, all while being close to shops, schools, transport, and other daily services a family needs.

This comfortable family home, with 6 bedrooms and 4 bathrooms, spans 228 m<sup>2</sup> across 4 levels.

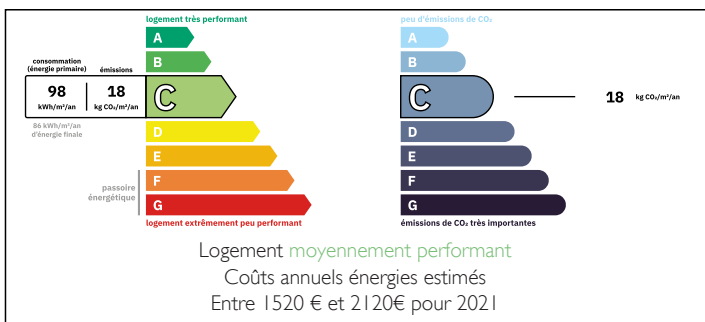
Thanks to its full south-facing exposure, it enjoys natural light throughout the day.

The property is accessed through a gate with an intercom for added peace of mind or via the double garage in the basement.

A magnificent south-facing landscaped garden with a terrace, bioclimatic pergola, and jacuzzi guarantees wonderful moments of relaxation with family and friends.

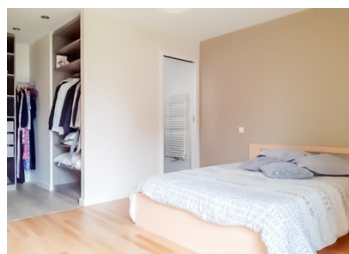


## ENERGY - DPE



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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 foncière: 2797 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR

A spacious, bright entrance hall leads to a fully equipped, high-end kitchen, extended by a dining room, a living room, and a master suite with an en-suite bathroom, WC, and walk-in closet. A hallway also features a wall-mounted wine cellar and leads to an independent WC with a hand basin, a laundry room, and a playroom.

### FIRST FLOOR

A landing leads to two bedrooms, each with an adjoining shower room, WC and dressing room, followed by three additional bedrooms, a shower room, and a separate WC.

### SECOND FLOOR/ATTIC

The owners have anticipated future modifications and created a large, bright landing of about 9 m<sup>2</sup>, providing access to the attic, offering great potential for development. It includes a storage area with a large window (which could easily be converted into a seventh bedroom or office) and four additional attics, approximately 5/6/8, and 9 m<sup>2</sup> (according to the Carrez law).

### BASEMENT

This level includes the boiler room, three storage cellars, and the double garage with an electric wall charging station and direct access to the street.

The exterior is equally impressive, with a lovely landscaped garden of nearly 600 m<sup>2</sup>, entirely enclosed, perfect for relaxation, featuring a magnificent terrace, bioclimatic pergola, and jacuzzi. A robotic lawnmower handles the mowing while you enjoy the peaceful atmosphere and harmony of the surroundings or dine al fresco with family and friends.

This home, with its modern and sleek style, was fully renovated with the greatest care in 2019. The equipment and materials used include sliding partition...