

## Ville-ès-Nonais | Beautiful 108 m Breton house with converted studio | South-facing garden and veranda



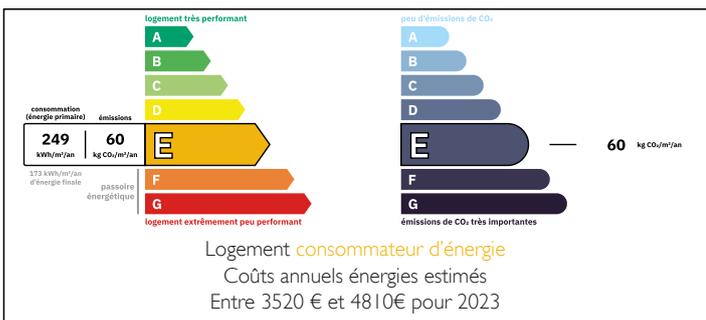
## INFORMATION

Town:	La Ville-ès-Nonais
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	108 m <sup>2</sup>
Plot Size:	250 m <sup>2</sup>

## IN BRIEF

Leggett Immobilier International presents this beautiful renovated Breton house of 108 m<sup>2</sup> located in Ville-ès-Nonais, offering charm, light and superb quality of life. On the ground floor, an entrance hall leads to a kitchen, dining room and a cosy living room with a magnificent original fireplace (30 m<sup>2</sup>), extended by a south-facing veranda opening onto the garden. Upstairs: two bedrooms, bathroom and WC. An independent studio of approximately 24 m<sup>2</sup> (separate entrance, bedroom, kitchenette, shower room and WC) completes the property, ideal for seasonal rental. Front courtyard with parking for several vehicles. Bright, well-maintained house, located in a quiet and sought-after area.

## 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

Beyond its already very comfortable spaces, this house offers real potential for development and investment. Its south-facing garden is a pleasant place to relax, while the separate studio offers a particularly attractive opportunity for seasonal rental income in this area.

Located in the heart of Ville-ès-Nonais, the property benefits from a historic setting marked by the heritage of the Terre-Neuvas, the sailors from Saint-Malo who went to fish for cod in the waters off Newfoundland. The village retains an authentic maritime atmosphere, with its peaceful narrow streets, stone houses and deeply rooted Breton identity.

Just 100 metres away, the famous GR34 long-distance hiking trail offers direct access to exceptional walks along the Rance and the coast, ideal for lovers of nature and panoramic views of the estuary.

Culture and history lovers will appreciate the proximity of heritage sites and museums, as well as local markets. The independent studio can also be used for seasonal rentals, making it a profitable investment.

The name 'La Ville-ès-Nonais' comes from 'La Ville aux Nonnes' (The Town of Nuns): the village developed around a former nunnery belonging to an abbey near Rennes. The houses in the centre – many of which date back to the 16th and 17th centuries – still bear witness to this ancient past, giving the village a rather rare heritage charm.

Saint-Malo, just fifteen minutes away, adds to the appeal of this location. The pirate city, with its unique heritage, beaches and economic dynamism, enhances the appeal of La...

## LOCAL TAXES

Taxe foncière: **576 EUR**

Taxe habitation: **EUR**

## NOTES