

Buy Prestigious house 9 room(s) 160 m2  
Rennes (35000)

506 000 €  
5991



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### Property presentation

Close to Rennes and the metro - Thorigne Fouillard - Beautiful 9-room house of 160sqm in living space - 190sqm on the ground - garage - enclosed land of 482sqm Ideally located, in a quiet area, in a residential area, close to shops and amenities, (Viasilva metro 5 minutes by car), in a dead end, beautiful bright 9-room house of 160sqm in living space and 190 sqm in floor space, on an enclosed land of 482sqm, comprising: an entrance with large closet, living room with central fireplace, a large recent fitted and equipped kitchen, separate toilet, two bedrooms, 2 shower rooms, one with dressing room, upstairs, hallway, laundry room, 4 bedrooms, bathroom with shower and toilet, cupboards. In the basement, a garage, storage room, a large cellar. Excellent DPE: C - Fireplace - very nice amenities. To view quickly. At the price of EUR506,000 FAI including 3.27% including tax of fees payable by the purchaser. Information on the risks to which this property is exposed is available on the Géorisques

website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) (3.27 % fees incl. VAT at the buyer's expense.)

#### Further information

- Reference : 5991
- City : Rennes
- Rooms : 9
- Bedrooms : 7
- Bathrooms : 1
- Shower rooms : 2
- Restrooms : 2
- Kitchen : Aménagée / Équipée
- Floor : 0
- Levels : 1
- Surface : 160m<sup>2</sup> \*
- Land surface : 482m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Sanitation : Tout à l'égout
- Parking type : Garage fermé
- Facilities : Wooden floor - Balcony
- Basement : Oui
- Cellars : 1
- Exposure : Sud-ouest
- External condition : Bon
- Windows type : Double Vitrage
- Roof : Ardoises
- General condition : Excellent
- Price : 506 000 €

#### Energy expenditure

