

Buy House 5 room(s) 121 m<sup>2</sup>  
La Richardais (35780)

604 000 €  
61295-MI01



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### Property presentation

La Richardais - 5-room house, 121.45sqm, West-facing - garden 57.45sqm - terrace - garage. Ideally located in La Richardais, close to shops, amenities, and transport, this contemporary 5-room house of 121.45sqm facing west comprises: a living room opening onto a 6sqm terrace and a west-facing garden, a separate kitchen, a shower room with WC, and a garage. Upstairs, there is a landing, three bedrooms (one with a dressing room), a bathroom, and a separate WC. On the second floor, there is a bedroom, a bathroom with WC, and another room. The total garden area is 57.45sqm. There is also a garage and additional outdoor parking. Whether you are looking for a primary or secondary residence, this house has many advantages: its location near the banks of the Rance River, access to the marina, beaches just minutes away, and nearby amenities including shops, a market, a nursery, schools, a library, sports facilities, and a sailing club. Developer price - reduced notary fees - High

energy performance. 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). Photos are not contractual - Layout suggestions

Condominiums of 17 units. Annual expenses : 1195 euros.

#### Further information

- Reference : 61295-MI01
- City : La Richardais
- Rooms : 5
- Bedrooms : 4
- Bathrooms : 2
- Shower rooms : 1
- Restrooms : 3
- Floor : 0
- Levels : 1
- Surface : 121m<sup>2</sup> \*
- Land surface : 83m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Garages : 1
- Parking type : Extérieur
- Facilities : Balcony
- Exposure : Ouest
- Price : 604 000 €

#### Energy expenditure



