

Buy House 5 room(s) 117 m<sup>2</sup>  
Rennes (35000)

436 000 €  
6321-6



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### Property presentation

**SALE AGREEMENT IN PROGRESS** - Near Rennes - Cesson-Sévigné - Charming early 19th-century stone house - 5 rooms, 117.53 sq m living space - 124.76 sq m floor area - Southwest facing - 2 terraces - Carport - 472 sq m plot - Cellars. In a peaceful, green setting close to nature, this elegant old stone house with a slate roof offers 117.53 sq m of living space (124 sq m floor area). Completely renovated with meticulous attention to materials and finishes, it offers high-quality features, elegantly combining authentic period charm with modern comfort. Its location allows for a peaceful lifestyle while benefiting from excellent accessibility. Just steps from cycle paths and pedestrian walkways, the house provides easy access to public transport, shops, and local services. Its location also offers quick access to the highway, facilitating travel to major business hubs. The house has undergone a complete renovation and a timber-framed extension with copper cladding. The living area is appealing

thanks to its proportions and brightness. It features an open-plan, fully fitted and equipped kitchen and a fireplace with an insert, ideal for creating a warm atmosphere on winter days. This space flows elegantly into a dining room and a living room that open onto a landscaped garden. The terrace, perfect for summer meals and relaxation, invites you to fully enjoy the private outdoor space. The ground floor extends into a multi-purpose room that could accommodate an office, a living room, or a ground-floor master suite compliant with accessibility standards. Bathed in light, it opens onto a south-facing terrace with independent access. This level also includes a WC, a laundry room, and a storage area. Upstairs, two bedrooms, each with its own shower room, dressing room, and toilet. Features: This house boasts quality materials and requires no work. It includes underfloor heating with a heat pump and a fireplace with an insert. The kitchen is fitted and equipped. Fiber optic internet is available. There are two storage rooms, a carport, and two parking spaces. The property is compliant with accessibility standards for people with reduced mobility. The garden is pleasant with two terraces. Excellent energy performance rating (DPE C). Viewing is highly recommended. 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). (3.81 % fees incl. VAT at the buyer's expense.)

#### Further information

- Reference : 6321-6
- City : Rennes
- Rooms : 5
- Bedrooms : 3
- Bathrooms : 1
- Shower rooms : 2
- Restrooms : 4
- Kitchen : Américaine Amenagée Equipée
- Floor : 1
- Levels : 1
- Surface : 117m<sup>2</sup> \*
- Land surface : 445m<sup>2</sup> \*
- Heater : Individuel, Pompe\_a\_chaleur\_air\_eau, Au Sol
- Sanitation : Tout à l'égout
- Parkings : 2
- Parking type : 0
- Facilities : Wooden floor - Balcony
- Cellars : 2
- Exposure : Sud
- External condition : Très bon
- Windows type : Double Vitrage
- Roof : Ardoises
- General condition : Excellent
- Shops distance : 1km

o Price : 436 000 €

## Energy expenditure

