

Buy House 4 room(s) 88 m2  
La Richardais (35780)

498 000 €  
61292-MI03



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#### Property presentation

La Richardais - 4-room house 88.53sqm West - garden 64.95sqm - terrace - garage Ideally located in the heart of La Richardais, close to shops, amenities and transport, this contemporary 4-room house of 88.53sqm facing West includes: a living room giving access to a terrace of 6sqm and a garden to the West, a separate kitchen, a shower room with toilet, garage, upstairs, a landing, three bedrooms, one with dressing room, bathroom, separate toilet. Attic above. Total garden of 64.95sqm - garage and additional outdoor parking. Whether you are looking for a main or secondary residence, this house has many advantages: location close to the banks of the Rance, access to the marina, beaches accessible a few minutes away, local services: shops, market, nursery, schools, media library, sports facilities and sailing club. Promoter 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). Non-contractual photos - Development suggestions

Condominiums of 17 units. Annual expenses : 1195 euros.

#### Further information

- Reference : 61292-MI03
- City : La Richardais
- Rooms : 4
- Bedrooms : 3
- Bathrooms : 1
- Shower rooms : 1
- Restrooms : 2
- Floor : 0
- Levels : 1
- Surface : 88m<sup>2</sup> \*
- Land surface : 64m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Garages : 1
- Parking type : Extérieur
- Facilities : Balcony
- Exposure : Ouest
- Price : 498 000 €

#### Energy expenditure



