



House

RANES (61)

130 000 €*

* Agency fees to be paid by the seller



110 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Charming house near Rânes, 110m², 4 rooms, 3 bedrooms, grounds of 2,380m².

Ideally located near Rânes, this charming house offers a calm and peaceful setting. Just 3 km from the town centre, shops and schools, it offers convenient access to all the amenities you need.

Nestled in a rural setting, this house enjoys a calm and serene environment. Its countryside location means you can enjoy a pleasant quality of life, while remaining close to essential services.

On the ground floor, you will find a spacious 27 m² fitted kitchen and a cosy 35 m² living room. The presence of a bedroom and shower room on the ground floor offers great practicality.

Upstairs, there are two bedrooms, a hallway and a toilet. Every space has been designed to offer comfort and privacy to its occupants.

The house is completed by a large 53m² convertible attic, accessible from the 1st floor landing, offering potential for extension, as well as a lean-to, a boiler room and an outbuilding, offering multiple possibilities for use.

Take advantage of 2,380m² of enclosed grounds, ideal for outdoor activities and moments of relaxation. An 11m² covered terrace is ideal for entertaining family and friends.

This rustic house, in good general condition, is equipped with a new heat pump and benefits from the comfort of double-glazing. With its development potential and pleasant surroundings, this house offers many possibilities, whether for a main residence or a bed and breakfast project. Don't miss this opportunity to set up home in a peaceful, relaxing setting close to Rânes.

3D 360° virtual tour available.

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 814591

Property type House

View Vue sur Jardin

SURFACES

Living space 110 m²

Living room surface 35 m²

Land surface 2380 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 208

GES 6

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Videophone Non

SERVICES

Heater pompe à chaleur

Kitchen aménagée