



Régis Auble - Capifrance

Apartment on the ground floor

CHAVAGNE (35)

207 000 €*

* Agency fees to be paid by the seller



63 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Chavagne, located between Mordelles and St-Jacques de la Lande, 12 minutes from Rennes via the 4-lane N24 towards Lorient-Vannes. I offer you this beautiful T3 apartment on the ground floor in a recent and secure residence, in a dynamic town benefiting from STAR urban transport. You can reach the center of the town in 2 minutes on foot where you will find: shops, schools, sports activities and other medical practices. This housing complex, on a human scale, is located in a green setting and offers you the city in the countryside in a quiet, wooded park. This 63 m² T3, facing south-west, benefits from a secure basement garage and an outdoor parking space dedicated to it. It consists of an entrance with storage cupboards and wardrobe. The living room is divided into an open, fitted and equipped kitchen of 8.85 m² and a living room of 22.30 m² opening onto the enclosed garden of more than 20 m² via a large bay window. glazed. The whole is covered with a pretty floating parquet floor. Night side: The 2 bedrooms of 11.80 m² and 9.15 m² with cupboards, overlook the garden level. The second bedroom currently serving as an office is adjacent to the bathroom followed by a separate toilet. Do not hesitate ! Call me to visit! Number of lots in the co-ownership: 76, Average annual amount of the share of charges (projected budget): €550 or €45 per month. Fees are the responsibility of the seller.

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!



Régis AUBLE

LA-CHAPELLE-THOUARULT (35590)

Agent

RSAC : 34970500400027

Courts service city :
RENNES

(+33)6 70 13 34 84

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 839948

Property type Apartment on the ground floor

Year of construction 2003

Floors count 2

Exposure S-W

View Vue dégagée

SURFACES

Living space 63 m²

Surface Carrez Law 63.49 m²

Living room surface 21 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 76

Condominium fees 46 €/mois

Share of expenses 550 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 179

GES 5

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Non

SERVICES

Heater électricité

Kitchen américaine

Interpcom Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle