

Buy Apartment 3 room(s) 61 m2  
Acigné (35690)

245 000 €  
6251-3202



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### Property presentation

ACIGNE - 2-Bedroom Apartment, 61.32 sq m, South-Facing - 1st Floor - Elevator - 5.47 sq m Balcony - Parking. In the immediate vicinity of Rennes and Cesson-Sévigné, ideally located in Acigné, within a residence compliant with the latest RT 2020 standards, this 2-bedroom apartment offers 61.32 sq m of living space. Situated on the 1st floor with elevator access, it comprises an entrance hall with a built-in wardrobe, a south-facing living room with an open-plan kitchen leading onto a 5.47 sq m balcony, two bedrooms, a shower room, and a separate WC. A secure underground parking space completes this property. Amenities are within walking distance: a bakery, nursery and primary schools, after-school care facilities, and a STAR bus stop providing quick access to metro line B are all just a few minutes away. Just 5 minutes away, the town center offers local shops and services, a library, a children's center, a daycare, a cinema, and the Noyal-Acigné TER train station. An ideal environment to

live, grow up, and settle down. Developer pricing - reduced notary fees. 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)

Condominiums of 53 units. Annual expenses : 874 euros.

#### Further information

- Reference : 6251-3202
- City : Acigné
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 3
- Levels : 1
- Surface : 61m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Warm water system : Collective
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator
- Exposure : Sud
- Price : 245 000 €

#### Energy expenditure



