

Buy Apartment 3 room(s) 61 m<sup>2</sup>  
Acigné (35690)

250 000 €  
6251-3302



*Photo non contractuelle*

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### Property presentation

ACIGNE - 2-Bedroom Apartment, 61.32 sq m, South-Facing - 3rd Floor - Elevator - 5.47 sq m Balcony - Parking. Located near Rennes and Cesson-Sévigné, the town of Acigné, bordered by the Vilaine River and surrounded by green spaces, offers a peaceful and natural living environment, particularly sought after by families and working professionals alike. Ideally situated in a recent building compliant with the latest RT 2020 energy efficiency standards, this 2-bedroom apartment offers 61.32 sq m of living space. Located on the 3rd floor with elevator access, it comprises an entrance hall with a built-in wardrobe, a bright living room with a south-facing lounge and open-plan kitchen leading onto a 5.47 sq m balcony, two bedrooms, a shower room, and a separate WC. Two secure underground parking spaces complete this property. Amenities are within easy walking distance: a bakery, preschools and elementary schools, after-school care, and a STAR bus stop providing quick access to metro

line B are all just a few minutes away. The town center, a 5-minute walk, offers local shops and services, a library, a children's center, a daycare, a cinema, and the Noyal-Acigné TER train station. The town also boasts a vibrant community life and numerous high-quality facilities: early childhood centers, schools, the La Passerelle library, a children's center, the Le Foyer cinema, sports facilities, and a full range of shops and services. An ideal environment to live, grow up, and settle down. Developer price - 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 : 6251-3302
- 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 : 2
- Parking type : Sous-sol
- Facilities : Elevator
- Exposure : Sud
- Price : 250 000 €

#### Energy expenditure

### CONSUMMATION ÉNERGÉTIQUE

Logement économe      Logement



Logement énergivore

### ÉMISSIONS DE GES

Faible émission de GES      Logement



Forte émission de GES