

Buy Apartment 3 room(s) 66 m2  
Bruz (35170)

322 000 €  
6223-14



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### Property presentation

Bruz - 2-bedroom apartment, 66.63 sq m, south-facing, 1st floor, elevator, 8.17 sq m balcony, secure underground parking, bicycle storage. Just 9 km from Rennes, close to the city center, schools, and shops, this 2-bedroom apartment is located on the 1st floor of a modern building with an elevator, compliant with RT2020 environmental standards. With 66.63 sq m of living space, this south-facing apartment comprises an entrance hall with a built-in wardrobe, a bright living room with an open-plan kitchen leading onto an 8.17 sq m balcony. The sleeping area includes a hallway, two bedrooms, a shower room, a separate WC, and a storage room. A private parking space in the underground garage completes this property. Bicycle storage is also available. In terms of mobility, the location is ideal: the BRUZ TER train station provides access to Rennes in just 10 minutes, the STAR bus lines facilitate local travel, and the proximity of Rennes Bretagne Airport further enhances the property's

connectivity. 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 39 units. Annual expenses : 950 euros.

#### Further information

- Reference : 6223-14
- City : Bruz
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 66m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator
- Basement : Oui
- Exposure : Sud
- Price : 322 000 €

#### Energy expenditure



