

Buy Apartment 4 room(s) 97 m2
Bruz (35170)

457 000 €
6223-12



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Property presentation

Bruz - 4-room apartment, 97.40 sq m, south-facing, 1st floor, elevator, 18 sq m balconies, garage, secure underground parking, notary fees included. Just 9 km from Rennes, in a sought-after area renowned for its quality of life and immediate proximity to the city center, discover this 4-room apartment, a true opportunity for those seeking space and high-end amenities. Located on the first floor of a contemporary RE2020 compliant building with an elevator, this property combines modern design, energy efficiency, and absolute comfort. With its ideally laid-out 97.40 sq m and south-facing exposure, this apartment offers a bright and welcoming living environment. You will be immediately captivated by its large, light-filled living room, its inviting open-plan kitchen, and especially its two balconies (10.29 sq m and 7.74 sq m), perfect outdoor extensions for soaking up the sun. The sleeping area, designed for comfort, includes three bedrooms, two bathrooms, a separate toilet, and a

pantry offering valuable storage. A secure underground garage completes this property. In terms of accessibility, the location is simply exceptional: Rennes is accessible in 10 minutes via the Bruz TER train station, the STAR bus network facilitates all your travels, and Rennes Bretagne Airport is nearby, ideal for easy travel. Developer price. Information on the risks to which this property is exposed is available on the Géorisques website:

www.georisques.gouv.fr.

Condominiums of 39 units. Annual expenses : 1396 euros.

Further information

- Reference : 6223-12
- City : Bruz
- Rooms : 4
- Bedrooms : 3
- Shower rooms : 2
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 97m² *
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Garages : 1
- Parking type : Sous-sol
- Facilities : Elevator
- Basement : Oui
- Exposure : Sud
- Price : 457 000 €

Energy expenditure

CONSUMMATION ÉNERGÉTIQUE



ÉMISSIONS DE GES

