

Buy Apartment 3 room(s) 63 m2
Bruz (35170)

329 000 €
6223-24



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Property presentation

Bruz - 2-bedroom apartment, 63.60 sq m living space (66.83 sq m total floor area) - South-facing - 2nd floor - elevator - 8.17 sq m balcony - secure underground parking. Just 9 km southwest of Rennes, close to the city center, schools, and shops, this 2-bedroom apartment is located on the second floor of a modern building with an elevator, built to RT2020 environmental standards for high energy and acoustic performance. With a living area of 63.60 sq m (66.83 sq m total floor area), 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 modern shower room, a separate WC, and a storage room. A private underground parking space is included. 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. Condominiums of 39 units. Annual expenses : 907 euros.

Further information

- Reference : 6223-24
- City : Bruz
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 63m² *
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator
- Basement : Oui
- Exposure : Sud
- Price : 329 000 €

Energy expenditure



