

Buy Apartment 3 room(s) 76 m2  
Bruz (35170)

395 000 €  
6223-26



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### Property presentation

Bruz - 2-bedroom apartment, 76.34 sq m, west-facing - 2nd floor - elevator - 7.49 sq m loggia - secure underground garage. Just 9 km southwest of Rennes, discover this 2-bedroom apartment located on the second floor of a contemporary residence built to RT2020 environmental standards. This residence stands out for its high energy and acoustic performance, offering optimal comfort in the heart of Bruz, in close proximity to the market, schools, and shops in the town center. With a living area of 76.34 sq m (for a total usable area of 87.08 sq m), this beautiful west-facing apartment comprises an entrance hall with a built-in wardrobe, a spacious and bright living room with an open-plan kitchen leading to a pleasant 7.49 sq m loggia, perfect for enjoying sunny evenings. The sleeping area includes two bedrooms, a modern shower room, a separate WC, and a storage room offering practical storage. A secure underground garage completes this property. In terms of accessibility, the

location is ideal: the Bruz TER train station provides a direct connection to Rennes in just 10 minutes, the STAR bus lines facilitate local travel, and the proximity of Rennes Bretagne Airport enhances the connectivity of this sought-after property. This apartment combines modernity, comfort, and practicality in the heart of a dynamic and desirable town within the Rennes metropolitan area - an ideal living environment for residing or investing in Bruz. 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 : 1094 euros.

#### Further information

- Reference : 6223-26
- City : Bruz
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 76m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Garages : 1
- Parking type : Sous-sol
- Facilities : Elevator
- Basement : Oui
- Exposure : Ouest
- Price : 395 000 €

#### Energy expenditure

### CONSOMMATION ÉNERGÉTIQUE

Logement économe Logement



Logement énergivore

### ÉMISSIONS DE GES

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