

Buy Apartment 2 room(s) 38 m2  
Rennes (35000)

215 000 €  
6283-D44



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### Property presentation

RENNES NORTH ST MARTIN - 1-Bedroom Apartment 38.69sqm Southwest Facing - 8.64sqm Balcony - 4th Floor - Underground Parking. Just steps from the Prairies Saint-Martin park and the canal, in a leafy residential area with excellent transport links (bus, bike paths, quick access to the city center and major roads), discover this 1-bedroom apartment of 38.69sqm facing southwest. Located on the 4th floor of a building with an elevator, it comprises a pleasant living room with an open-plan kitchen, extending onto an 8.64sqm balcony, a hallway with a closet, a bedroom, and a shower room with toilet. Secure underground parking. High-quality finishes and optimal comfort. Compliant with the RE2020 environmental regulations, the building guarantees energy efficiency and sustainable living. Developer price - reduced notary fees. Information regarding the risks associated with this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condominiums of 55 units (Ongoing procedure). Annual expenses : 590 euros.

#### Further information

- Reference : 6283-D44
- City : Rennes
- Rooms : 2
- Bedrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Floor : 4
- Levels : 1
- Surface : 38m<sup>2</sup> \*
- Heater : CollectifComptageIndividuel, Mixte, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Exposure : Sud-ouest
- Price : 215 000 €

#### Energy expenditure

