

Buy Apartment 4 room(s) 82 m2  
Rennes (35000)

399 000 €  
6283-E33



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### Property presentation

RENNES NORTH ST MARTIN - 4-room apartment, 82.07 sq m, southwest facing, with a 36.71 sq m terrace - 3rd 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 4-room apartment of 82.07 sq m facing southwest. Located on the 3rd floor of a modern building with an elevator, it comprises an entrance hall with a closet, a pleasant living room with an open-plan kitchen, extending onto a 36.71 sq m terrace, 3 bedrooms, a bathroom, a shower room with toilet, and a separate toilet. Two secure underground parking spaces are included. 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 : 1166 euros.

#### Further information

- Reference : 6283-E33
- City : Rennes
- Rooms : 4
- Bedrooms : 3
- Bathrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Floor : 7
- Levels : 1
- Surface : 82m<sup>2</sup> \*
- Heater : CollectifComptageIndividuel, Mixte, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 2
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Exposure : Sud-ouest
- Price : 399 000 €

#### Energy expenditure

