

Buy Apartment 3 room(s) 66 m2  
Rennes (35000)

327 000 €  
57503-301



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### Property presentation

RENNES - 3-room apartment of 66.09 sqm - West exposure - 3rd floor with elevator - Balcony of 9.32 sqm and loggia of 3.10 sqm - Secure underground parking. Discover this apartment ideally located in a peaceful living environment, on the banks of the Vilaine, in the heart of a vast landscaped park. This veritable green setting in the city offers a beach, water activities and leisure areas. In the immediate vicinity of the quays, the historic center, shops, restaurants and services, the apartment also benefits from access to cycle paths and public transport. You are only 10 minutes by bike from the Place de la Mairie and 5 minutes by car from the hypercentre and the LGV station. Located on the 3rd floor of a contemporary residence, this 3-room apartment of 66.09 sqm, facing due west, combines modernity and comfort. It consists of: An entrance with clearance, offering smooth circulation between the rooms. A bright living room, open to a kitchen, with direct access to a spacious balcony of

9.32 sqm, ideal for enjoying beautiful days outdoors. A functional laundry room, equipped with a space for a washing machine. Two comfortable bedrooms, one with a built-in closet and the other with access to a private loggia of 3.10 sqm, offering an additional cozy and intimate space. A modern, elegant and well-equipped bathroom. Separate toilets, for more practicality. The apartment benefits from private parking in a secure basement, guaranteeing tranquility and comfort. This property is perfect for a main residence, a pied-à-terre or a rental investment. Promoter 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). Non-contractual photos - Suggestions for developments Condominiums of 30 units. Annual expenses : 951 euros.

#### Further information

- Reference : 57503-301
- Loi Pinel : Oui
- City : Rennes
- Rooms : 3
- Bedrooms : 2
- Bathrooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 9
- Levels : 1
- Surface : 66m<sup>2</sup> \*
- Heater : Collectif, Chauffagedeville, Radiateur
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Exposure : Ouest
- Price : 327 000 €

#### Energy expenditure

### CONSOMMATION ÉNERGÉTIQUE

Logement économe Logement



Logement énergivore

### ÉMISSIONS DE GES

Faible émission de GES Logement



Forte émission de GES