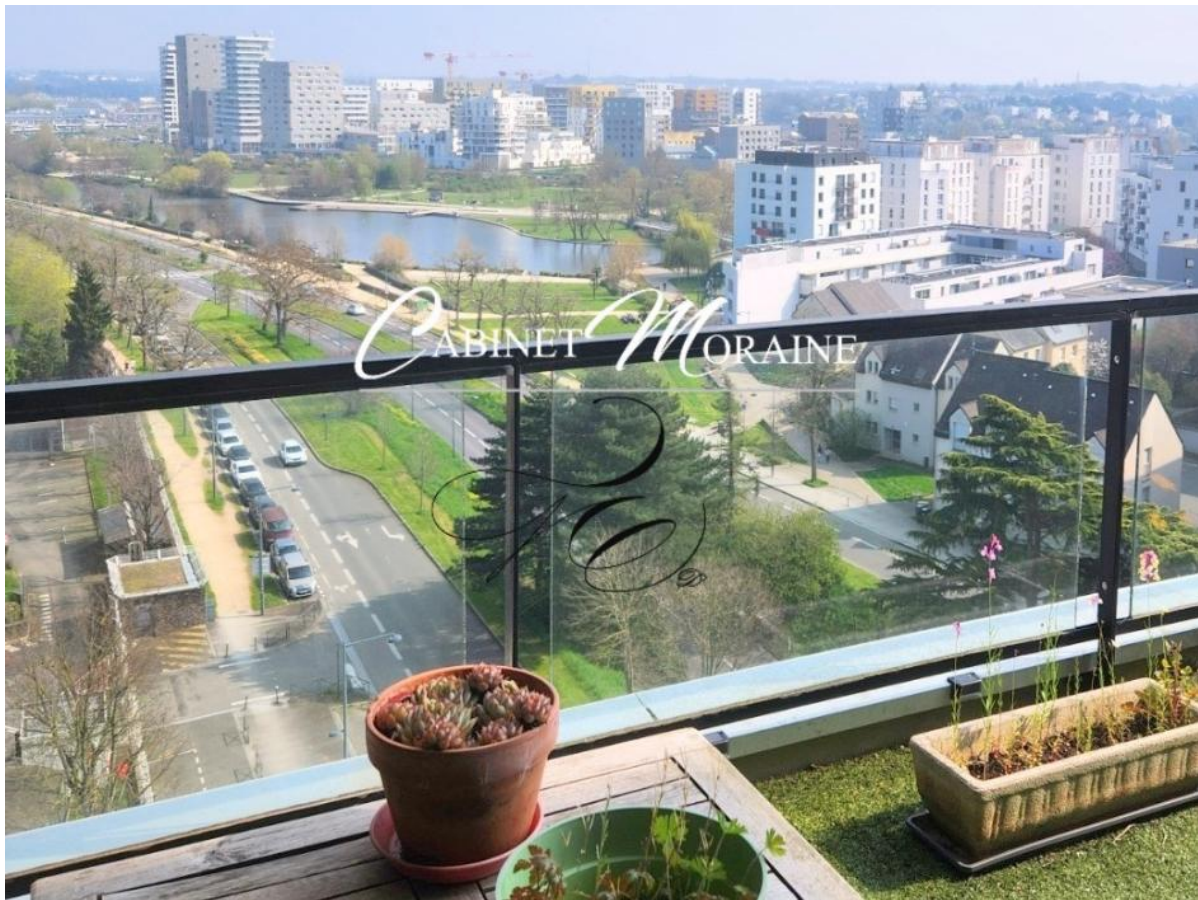


Buy Apartment 4 room(s) 83 m2  
Rennes (35000)

392 000 €  
6299-6



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#### Property presentation

RENNES THABOR OBERTHUR - 4-room apartment, 83.25 sq m, southwest facing - high floor - elevator - 12.66 sq m terrace and 2.98 sq m balcony - large garage. Just a few minutes from the city center by bike, following the Vilaine River along the Promenade des Bonnets Rouges, the neighborhood offers a pleasant living environment, in close proximity to Hamelin Oberthür Park and Thabor Gardens. Highly sought-after, it is particularly appealing due to the renowned quality of its schools and the presence of these two iconic parks, verdant oases. A few amenities, transport links, and shops are easily accessible nearby, offering a practical and pleasant daily lifestyle. Located in a contemporary building on a high floor with elevator access, this 4-room apartment of 83.25 sq m, facing southwest, benefits from abundant natural light and a beautiful panoramic view of the neighborhood. It comprises an entrance hall, a spacious 41 sq m living/dining room opening onto a large 12.66 sq m

terrace, and a fitted kitchen. The sleeping area includes two bedrooms, a bathroom, and a separate WC. Ample storage space completes the comfortable layout. Ideally located, the neighborhood offers easy access to Rennes train station in just 8 minutes (high-speed rail to Paris in 1 hour 25 minutes) and the ring road in under 10 minutes. Numerous bus lines are also accessible right outside the building. The residence is fully secured (entry code, video surveillance), and the communal areas, from the lobbies to the elevators, reflect a modern standard. A large underground garage completes this property. 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). Price EUR392,000 including agency fees payable by the buyer - Agency fees amount 3.16% including VAT, i.e. 2.63% excluding VAT

(3.16 % fees incl. VAT at the buyer's expense.)

Condominiums of 298 units. Annual expenses : 1549 euros.

#### Further information

- Reference : 6299-6
- City : Rennes
- Rooms : 4
- Bedrooms : 2
- Bathrooms : 1
- Restrooms : 1
- Floor : 12
- Levels : 1
- Surface : 83m<sup>2</sup> \*
- Heater : Individuel, Electrique, Radiateur
- Warm water system : Ballon électrique
- Sanitation : Tout à l'égout
- Garages : 1
- Parking type : Garage fermé
- Facilities : Elevator - Balcony - Balcony
- Exposure : Sud-ouest
- Price : 392 000 €

#### Energy expenditure

