

Buy House 4 room(s) 92 m2
Rennes (35000)

409 000 €
62471-M09



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Property presentation

NORTH RENNES - 4-ROOM HOUSE FACING SOUTH 92.10sqm - 144sqm PLOT - PARKING
Ideally located north of Rennes, this house enjoys a prime location combining accessibility and quality of life. It offers quick access to the highway and the city center, while benefiting from a practical and sought-after environment, in close proximity to amenities, shops, and public transport. This 4-room house, with a living area of 92.10 sqm, was designed according to the principles of bioclimatic architecture, prioritizing comfort and energy efficiency. Its timber-frame construction, triple glazing, and south-facing orientation guarantee excellent natural light and significant energy savings. The ground floor opens onto an entrance hall with a built-in wardrobe, leading to a light-filled living room with an open-plan kitchen. The property includes access to a terrace and a private garden of 53.10 sqm. This level also comprises a hallway, a bedroom with a pleasant view of the garden and an en-suite shower

room, as well as a separate WC. Upstairs, a landing leads to an office area, two bedrooms, a bathroom, and a second separate WC. A garden shed and two private parking spaces complete the property. 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

Condominiums of 22 units.

Further information

- Reference : 62471-M09
- City : Rennes
- Rooms : 4
- Bedrooms : 3
- Bathrooms : 1
- Shower rooms : 1
- Restrooms : 2
- Floor : 0
- Levels : 1
- Surface : 92m² *
- Land surface : 144m² *
- Heater : Radiateur
- Style : Contemporain
- Sanitation : Tout à l'égout
- Parkings : 2
- Parking type : 0
- Facilities : Elevator - Balcony
- Exposure : Sud
- Windows type : Double Vitrage
- Price : 409 000 €

Energy expenditure

CONSOMMATION ÉNERGÉTIQUE

Logement économe Logement



Logement énergivore

ÉMISSIONS DE GES

Faible émission de GES Logement



Forte émission de GES