

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

189 000 €  
6283-D12



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### Property presentation

RENNES NORTH ST MARTIN - 1-bedroom apartment, 38.69 sq m - balcony of 8.81 sq m - 1st floor - elevator - underground parking. Just steps from the Prairies Saint-Martin park and the canal, in a peaceful and leafy residential area with excellent transport links (bus, bike paths, quick access to the city center and major roads) as well as proximity to shops and restaurants, discover this charming 1-bedroom apartment of 38.69 sq m. Located on the 1st floor of a modern building with an elevator, it comprises a pleasant living room with an open-plan kitchen, extending onto an 8.81 sq m balcony, a hallway, a comfortable bedroom, and a shower room with WC. A property combining comfort, functionality, and a privileged living environment. Secure underground parking. High-quality finishes and optimal comfort. Compliant with the RE2020 environmental regulations, this residence guarantees energy efficiency and sustainable living. Developer price - reduced notary fees - Information

regarding 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 : 561 euros.

#### Further information

- Reference : 6283-D12
- 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
- Parking type : Sous-sol
- Facilities : Elevator
- Price : 189 000 €

#### Energy expenditure

