

Buy Apartment 3 room(s) 85 m<sup>2</sup>  
Bruz (35170)

391 000 €  
6223-05



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### Property presentation

Bruz - 2-bedroom apartment, 85.80 sq m, with a 67.79 sq m garden and an 8.62 sq m terrace, a 6.36 sq m loggia, secure underground parking, and a bicycle storage area. Close to the heart of Bruz, schools, and shops, this 2-bedroom apartment is located on the ground floor of a contemporary residence built to RT2020 environmental standards. With 85.80 sq m of living space, this apartment comprises an entrance hall with a built-in wardrobe, a living room with an open-plan kitchen leading onto an 8.62 sq m terrace and a 67.79 sq m garden, as well as a 6.36 sq m west-facing loggia. The sleeping area includes a hallway, two bedrooms, a shower room, a separate WC, and a storage room. There is also an additional storage room outside. A private underground parking space completes this property. Bicycle storage is also included. The location is ideal for transportation: the Bruz TER train station provides access to Rennes in just 10 minutes, the STAR bus lines facilitate local travel, and

the proximity of Rennes Bretagne Airport further enhances the property's connectivity. 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](http://www.georisques.gouv.fr). Condominiums of 39 units. Annual expenses : 1224 euros.

#### Further information

- Reference : 6223-05
- City : Bruz
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 85m<sup>2</sup> \*
- Land surface : 67m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator
- Basement : Oui
- Cellars : 1
- Price : 391 000 €

#### Energy expenditure



