

Buy Apartment 2 room(s) 45 m2
Bruz (35170)

244 000 €
6223-04



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Property presentation

Bruz - 2-room apartment, 45.66 sq m, south-facing, with a 13.25 sq m garden, a 6.04 sq m terrace, and secure underground parking. Notary fees included. Located 9 km from Rennes, in the heart of a sought-after area known for its quality of life and proximity to the city center, discover this 2-room apartment. Situated on the ground floor of a contemporary RE2020 compliant residence, this property combines modern design, high energy efficiency, and optimal living comfort. Offering 45.66 sq m of perfectly laid-out living space and a south-facing aspect, this apartment impresses with its bright atmosphere and comfort. It comprises an entrance hall with a closet, a bright living room with an open-plan kitchen, leading to a 6.04 sq m terrace and a 13.25 sq m garden, ideal for enjoying the sunshine. A pleasant bedroom, a shower room with WC, and a storage room complete the apartment. Secure underground parking is included. In terms of mobility, the location is simply exceptional:

Rennes is accessible in just 10 minutes thanks to the Bruz TER train station, the STAR bus network simplifies daily commutes, and Rennes Bretagne Airport is nearby - a real advantage for stress-free travel. Developer price. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr. Condominiums of 39 units. Annual expenses : 648 euros.

Further information

- Reference : 6223-04
- City : Bruz
- Rooms : 2
- Bedrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 45m² *
- Land surface : 13m² *
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Basement : Oui
- Exposure : Sud
- Price : 244 000 €

Energy expenditure

CONSUMMATION ÉNERGÉTIQUE

Logement économe Logement



Logement énergivore

ÉMISSIONS DE GES

Faible émission de GES Logement



Forte émission de GES