

Buy Apartment 4 room(s) 96 m2
Bruz (35170)

445 000 €
6223-01



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Property presentation

Bruz - 4-room apartment, 96.31 sq m, south-facing, with a 14.08 sq m terrace and a 194.96 sq m garden, secure underground garage, and storage room. Notary fees included. Close to the town center, shops, and amenities, discover this 4-room apartment, located on the ground floor of a contemporary residence built to RT2020 environmental standards, offering high energy and acoustic performance. With a living area of 96.31 sq m, this south-facing apartment comprises an entrance hall with a closet, a hallway, a spacious living room with an open-plan kitchen, opening onto the 194.96 sq m garden and the 14.08 sq m terrace. The sleeping area includes a hallway, three bedrooms, two shower rooms, a separate toilet, and a storage room. A secure underground garage and a storage room complete this property. In terms of mobility, the location is ideal: 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.
Condominiums of 39 units. Annual expenses : 1200 euros.

Further information

- Reference : 6223-01
- City : Bruz
- Rooms : 4
- Bedrooms : 3
- Shower rooms : 2
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 96m² *
- Land surface : 194m² *
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Garages : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Basement : Oui
- Cellars : 1
- Exposure : Sud
- Price : 445 000 €

Energy expenditure

CONSUMMATION ÉNERGÉTIQUE

Logement économe Logement



Logement énergivore

ÉMISSIONS DE GES

Faible émission de GES Logement



Forte émission de GES