

Buy Apartment 2 room(s) 47 m2
Bruz (35170)

252 000 €
6223-13



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Property presentation

Bruz - 1-Bedroom Apartment, 47.06 sq m, South-Facing - 1st Floor - Elevator - Balconies 7.17 sq m - Secure Underground Parking. Located 9 km from Rennes, in the heart of a sought-after area renowned for its quality of life and immediate proximity to the city center, discover this 1-bedroom apartment. Situated on the first floor of a contemporary RE2020 compliant building with an elevator, this property combines modern design, high energy efficiency, and optimal living comfort. Offering 47.06 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 built-in wardrobe, a bright living room with an open-plan kitchen, opening onto a 7.17 sq m balcony, ideal for enjoying the sunshine. A pleasant bedroom, a shower room with WC, and secure underground parking complete this property. 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. A modern and ideally located apartment: a great opportunity on the outskirts of Rennes. 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 : 676 euros.

Further information

- Reference : 6223-13
- City : Bruz
- Rooms : 2
- Bedrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 47m² *
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator
- Basement : Oui
- Exposure : Sud
- Price : 252 000 €

Energy expenditure



