

Buy Apartment 1 room(s) 16 m2  
Rennes (35000)

125 760 €  
6123-7



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### Property presentation

**EXCLUSIVE - RENNES CITY CENTER - STUDIO APARTMENT WITH BALCONY - SOLD WITH TENANT IN PLACE - Rue Maréchal Joffre - Just steps from Place de la République and Boulevard de la Liberté. A rare find. Sold with a standard 3-year lease - EUR550 per month including EUR20 in building charges. Discover this bright 16.83 sq m studio apartment, nestled on the 2nd floor of a secure building in the heart of Rennes. (Floor area of 17.54 sq m). Perfectly located, close to shops, public transport (bus and metro), and cultural venues, this property offers a practical and pleasant living environment. In excellent condition, it comprises an entrance hall, an optimized living area with a kitchenette, sleeping area, office space and storage, a modern shower room, and a separate WC. French doors open onto a small balcony, perfect for enjoying the pleasant view. Additional features: Individual heating, double glazing, low condominium fees, secure ground-floor entrance. Energy Performance**

