

Buy Apartment 3 room(s) 61 m2  
Rennes (35000)

299 000 €  
60454-A104



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### Property presentation

COURROUZE / ST JACQUES - 500m from the metro - 2-bedroom apartment, 61.93sqm, West-facing, 1st floor, elevator, 4.90sqm terrace, private parking. Just 500 meters from the La Courrouze metro station (line B), and in close proximity to schools, shops, and other amenities, this charming 2-bedroom apartment offers 61.93sqm of living space. Located on the 1st floor of a modern building meeting RT2020 standards and equipped with an elevator, this property benefits from abundant natural light thanks to its west-facing aspect. It features an entrance hall with a built-in wardrobe, a hallway, a living/dining room with an open-plan kitchen and access to a 4.90sqm terrace. The sleeping area comprises two bedrooms, a bathroom, and a separate WC. A storage room is also included. Secure underground parking is provided. Contact us today to learn more! 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). Photos are not contractual - Layout suggestions.  
Condominiums of 24 units. Annual expenses : 878 euros.

#### Further information

- Reference : 60454-A104
- City : Rennes
- Rooms : 3
- Bedrooms : 2
- Bathrooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 5
- Levels : 1
- Surface : 61m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Exposure : Sud-ouest
- Price : 299 000 €

#### Energy expenditure

