

Buy Apartment 2 room(s) 44 m2  
Rennes (35000)

255 000 €  
60454-A202



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### Property presentation

RENNES ST JACQUES / COURROUZE - 2-room apartment 44.04sqm South West - 2nd floor - elevator - balcony 5.53sqm - secure underground parking. Discover this charming 2-room apartment, offering a surface area of 44.04 sqm and a beautiful South-West exposure. Nestled on the 2nd floor of a contemporary residence with elevator, compliant with RT 2020 standards, it benefits from a privileged location with its immediate proximity to shops, schools, services and infrastructure, as well as excellent connectivity thanks to metro line B 500 meters away, bus lines and cycle paths. Bathed in light thanks to its South-West exposure, this apartment consists of an entrance hall, a living room with open kitchen opening onto a 5.53 sqm balcony, a bedroom and a bathroom with WC. Secure underground parking completes this property. Don't miss this ideal opportunity for an investment or a first acquisition, combining comfort, modernity and practicality. Promoter price - Reduced notary

fees Information relating to the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Non-contractual photos, suggestions for developments

Condominiums of 24 units. Annual expenses : 633 euros.

#### Further information

- Reference : 60454-A202
- City : Rennes
- Rooms : 2
- Bedrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 5
- Levels : 1
- Surface : 44m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Exposure : Sud-ouest
- Price : 255 000 €

#### Energy expenditure



