

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

289 000 €  
60454-A401



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### Property presentation

COURROUZE / ST JACQUES - 2-room apartment, 44.86 sq m, south-facing, 1st floor, elevator, 53.48 sq m terrace, private underground parking. Just 500 meters from the metro and public transport, discover this 2-room apartment with a surface area of 44.86 sq m, located on the 4th floor with elevator in a modern residence built to RT 2020 standards. Situated in the heart of a vibrant neighborhood, it offers a pleasant living environment with immediate access to services and infrastructure. Bathed in light thanks to its south-facing aspect, this apartment comprises an entrance hall, a living room with an open-plan kitchen opening onto a spacious 53.48 sq m terrace, a bedroom with a built-in wardrobe, a private shower room, and a separate WC. Private underground parking. Don't miss this ideal opportunity for investment or a first-time purchase. Contact us today for more information! Developer price - Reduced notary fees. Information regarding 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 for illustrative purposes only and are not contractual.

Condominiums of 24 units. Annual expenses : 633 euros.

#### Further information

- Reference : 60454-A401
- 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
- Price : 289 000 €

#### Energy expenditure



