

Buy Apartment 3 room(s) 66 m2  
Rennes (35000)

332 000 €  
57506-401



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### Property presentation

RENNES - PLAINE DE BAUD / CHARDONNET - 2-bedroom apartment, 66.09 sq m, west-facing, 4th floor, west-facing, with a 9.33 sq m balcony, a 3.14 sq m loggia, and secure underground parking. Located in a quiet area in the heart of the city, on the waterfront with a beach and water sports facilities, close to the historic center and the quays, shops, restaurants, services, and other amenities. Bike paths and public transport are easily accessible: a 10-minute bike ride from the Town Hall square, and a 5-minute drive from the city center and the TGV train station. In a modern residence, this 66.09 sqm (710 sq ft) 2-bedroom apartment, located on the 4th floor with elevator access, comprises: an entrance hall, a hallway, a living/dining room with an open-plan kitchen and access to a 9.33 sqm (105 sq ft) balcony, a laundry room with space for a washing machine, a bedroom with access to a 3.14 sqm (35 sq ft) loggia, a bedroom with a built-in wardrobe, a bathroom, and a separate WC.

Secure underground parking is also available. This property is ideal for purchase as a primary residence, a second home, or as a rental investment. 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 30 units. Annual expenses : 651 euros.

#### Further information

- Reference : 57506-401
- Loi Pinel : Oui
- City : Rennes
- Rooms : 3
- Bedrooms : 2
- Bathrooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 9
- Levels : 1
- Surface : 66m<sup>2</sup> \*
- Heater : Collectif, Chauffagedeville, Radiateur
- Parkings : 1
- Facilities : Elevator - Balcony
- Exposure : Ouest
- Price : 332 000 €

#### Energy expenditure



