

Buy Apartment 3 room(s) 61 m2  
Saint-Erblon (35230)

249 000 €  
6046-25



*Photo non contractuelle*

BY REGISTERING ON CABINET MORAINÉ WEBSITE, YOU WILL BENEFIT FROM NUMEROUS ADDITIONAL SERVICES. REGISTRATION IS COMPLETELY FREE AND DOES NOT COMMIT YOU TO ANYTHING.

LOG IN

### Property presentation

Saint Erblon - 3-room apartment 61.72sqm South - 2nd floor - balcony 6.10sqm - elevator - garage. Located in the charming town of Saint-Erblon, just 15 minutes south of Rennes, this 3-room apartment of 61.72 sqm (64.97 sqm floor area) offers a peaceful and green living environment, within a residence meeting the latest RE2020 standards. In a privileged living environment with modern infrastructure: schools, shops, local services, cultural and sports associations and excellent accessibility Located on the 2nd floor with elevator, this bright apartment facing south consists of: An entrance with closet, a living room with open kitchen, opening onto a balcony of 6.10 sqm, two bedrooms, a shower room, separate WC, a functional storeroom. A garage in the basement completes this property, offering security and practicality on a daily basis. A true haven of peace, combining modernity, comfort and serenity, in the heart of Saint-Erblon. An opportunity not to be missed! Promoter 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 -  
Suggestions for development  
Condominiums of 19 units. Annual expenses : 878 euros.

#### Further information

- Reference : 6046-25
- City : Saint-Erblon
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Floor : 2
- Levels : 1
- Surface : 61m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Garages : 1
- Parking type : Garage fermé
- Facilities : Elevator - Balcony
- Exposure : Sud-est
- Price : 249 000 €

#### Energy expenditure

