

Buy Apartment 5 room(s) 132 m2  
Rennes (35000)

564 900 €  
512996-A306



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### Property presentation

RENNES - Near St. Helier - 5-room apartment, 132.53 sq m, southwest facing - 3rd floor - 13.40 sq m terrace and 11.05 sq m balcony - 10.61 sq m private garden - elevator - parking. NOTARY FEES OFFERED. In the immediate vicinity of the sought-after Saint-Helier district, and just 5 minutes from the city center, this elegant apartment enjoys a prime location, steps from shops, amenities, and public transport. Nestled on the 3rd floor of a new building with an elevator, this spacious 132.53 sq m property, facing southwest, combines light, comfort, and functionality. From the moment you enter, with its charming winter garden, you will be captivated by the generous proportions. The 43.57 sq m living room with open-plan kitchen flows seamlessly onto a 13.40 sq m terrace, an 11.05 sq m balcony, and a 10.61 sq m private garden. An ideal setting for enjoying sunny days and convivial moments outdoors. The sleeping area comprises four bedrooms, including a master suite with an en-suite

shower room. An additional bathroom, two separate WCs, and a pantry complete this refined property. Underground parking spaces provide security and everyday convenience. This rare property, located in a sought-after area, represents a unique opportunity for families or those who appreciate spacious living. 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 45 units. Annual expenses : 1972 euros.

#### Further information

- Reference : 512996-A306
- City : Rennes
- Rooms : 5
- Bedrooms : 4
- Bathrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Floor : 0
- Levels : 1
- Surface : 132m<sup>2</sup> \*
- Land surface : 10m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Parkings : 2
- Parking type : Sous-sol
- Facilities : Elevator - Balcony - Balcony
- Exposure : Sud-ouest
- Price : 564 900 €

#### Energy expenditure



