



## Apartment with Large Terrace, Balcony



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 312,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Brittany
Πόλη:	Rennes
Ταχυδρομικός κωδικός:	35000
Δημοσιεύθηκε:	12/01/2026

#### Περιγραφή:

REDUCED in price - in the Madeleine district - T4 apartment with a surface area of 78 m2, on the ground floor, south exposure, located in a recent building from 2020 in the family district of Madeleine, quiet, sought-after area, close to the city center of Rennes, shops and transport, schools. The apartment is modern, bright with beautiful volumes and high ceilings.

The DPE is in B.

The apartment has an entrance with cupboard, hallway, the bright space of the living room and dining room with south exposure, the recent fitted kitchen, very functional, laundry room / pantry, bedroom adjoining the living room which can be used as an office, access to the 19 m2 terrace. The two other bedrooms are on either side of the bathroom which is recent, suspended and separate toilets.

The layout of the rooms is optimised, the floor, the joinery are of quality.

The condominium charges include - maintenance of the common areas, heating, hot water, and rental of water meters.



The DPE is in B.

Two parking spaces are sold in the lot.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Ile-et-Vilaine is the oldest in Brittany with gentle rolling countryside, forests, dunes and marshes to the north. The English Channel is to the north, Lower Normandy to the east, Pays de la Loire to the east and south, Morbihan and Cotes-d'Armor to the west.

Ile-et-Vilaine's coastline heads westward from Mont-Saint-Michel to an estuary 5 miles west of Dinard and includes the rocky Cote d'Émeraude and the Rance River estuary where the towns of Saint-Malo and Dinard are located.

Rennes, the department's capital, is located centrally and is situated on the Ile et Rance Canal which connects the north flowing Rance river with the Vilaine river that flows south-westerly into the Atlantic.

Oysters are still cultivated along the coast near Cancale but as the fishing industry has declined, the coastal resorts have become important tourist destinations.

Also, don't forget to visit the Saturday morning market in the medieval town of Fougères.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Μέγεθος αυλής:	19 τ.μ

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Ναί
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.036.837
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