



## Apartment in Heart of Town



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 351,306.41

### Ubicación

País:	Francia
Estado/Región/Provincia:	Bretaña
Ciudad:	Rennes
Código postal:	35000
Publicado:	12/01/2026

#### Descripción:

Lovely 4-room apartment with living room, fitted and equipped kitchen, 3 bedrooms en suite with 3 shower rooms, 2 balconies, 2 parking spaces - Recent secure residence, with modern services sought after by working people, students and young executives, close to universities in the N/W, rue de Normandie in Rennes for high-end rental investment with profitability of 6-7% or for purchase as a main residence. For sale in Rennes, in a district to the northwest, 84 m2 4-room apartment located in a modern residence with beautiful amenities, close to universities, metro, ring road and transport.

Ideal for main residence or rental investment, proven profitability of 6-7% rental, can be sold furnished, this rare property offers:

A bright living room with fitted and equipped kitchen.

Three bedrooms with private shower rooms.

Separate toilets, plenty of storage.



Two generous balconies of 12.5 m2 and 9 m2.

Two secure underground parking spaces.

Furnished sale possible.

The residence offers exclusive services: coworking space, gym, shared laundry, secure lockers, meeting room.

A practical and friendly living environment, sought after by working people, students and young executives.

Major assets: Strategic location in the northwest of Rennes.

Recent 4-room apartment, ready to live in or rent.

Rental profitability in shared accommodation of 6-7%.

Residence with services, strong rental demand Schedule a visit -

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,



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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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Común**

Dormitorios:	3
Baños:	3
Tamaño del lote:	5 m2

## **Rental details**

Furnished:	Sí
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX8.036.857
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