

## Apartment with View from Balcony



### Information de l'agent

Nom: David Evans  
Nom de compagnie: Cle France Ltd  
Pays: Royaume-Uni  
Experience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
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Languages: English, French  
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### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 368,343.01

### Location

Pays: France  
État/Région/Province: Bretagne  
Ville: Rennes  
Indicatif régional: 35000  
Soumis: 12/01/2026

#### Description:

Apartment under ten-year guarantee, this is a 4-room apartment of 80 m2 living space with 3 bedrooms, living room facing S/W, large balcony, open view, in a 2018 building with elevator, avenue Germaine Dulac Quartier BEAUREGARD near Grand Quartier, Rennes School of Business,

Bright apartment with balcony, not overlooked for a main residence or investment,

Located in a quiet and tree-lined residence, this 80 m2 apartment includes an entrance hall, a living room facing South-West with balcony overlooking the garden, a separate kitchen, a hall with storage, three bedrooms with wardrobes, a bathroom and separate toilet.

A garage in the basement completes this property.

In the immediate vicinity of transport, schools, shops, this 4-room apartment offers a pleasant living environment, not overlooked.

Assets: volumes, brightness, open view, storage, sought-after location. Ideal main residence or rental

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investment.

Property subject to the legal status of the Co-ownership.

Number of lots: 92.

Annual co-ownership charges (Average annual amount, share of the seller's forecast budget): €2,088.

No proceedings in progress.

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 Ille-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.

Ille-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 Ille 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.

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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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### **Commun**

Chambres: 3  
Salle de bains: 1  
Dimesions du lot: 15 m<sup>2</sup>

### **Building details**

Building Amenities: Elevator

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.036.839

