



Apartment with Views from Balconies



Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Weboldal:	https://clefrance.co.uk

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 523,306.65

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Brittany
Város:	Rennes
Irányítószám:	35000
Feladta:	2025. 11. 03.
Leírás:	

For sale - 4-room apartment with a surface area of 97.33 m2, located in a recent building, with elevator, on the penultimate floor. Bright apartment with 2 balconies and secure parking - close to Saint-Gregoire. On the edge of Saint-Gregoire, rue de Saint-Malo, discover this luxury apartment in a secure and well-maintained residence.

You will be seduced by its volumes and its brightness, entrance with storage, a spacious and bright living room of 42 m2 offering direct access to a large balcony of 12 m2, facing West and North, ideal for enjoying the outdoors. The living space extends into an elegant dining room, highlighting a beautiful Dekton table, and a high-end kitchen, Dekton worktops, fitted and fully equipped, with premium appliances, wine cellar. A pantry with its shelves allows for optimal storage. The sleeping area includes three bedrooms, one of which is currently a large office with built-in wardrobes. Two bedrooms with access to a second 7 m2 balcony. You will also appreciate the two shower rooms, one with a washing machine, and the separate toilet with a washbasin area. A large closed box in the secure basement completes this property.

Possibility of acquiring the apartment fully furnished, ready to live in.



The advantages: - Double bright exposure - DPE in C - Two spacious balconies - High-end kitchen and equipment - Secure residence with elevator, - Ten-year insurance until 2032, - Large closed box in the basement.

- Immediate proximity to Saint-Gregoire, shops and quick access to the ring road, Number of co-ownership lots 94 including 39 residential, DPE in C Charges include maintenance of common areas, elevator, annual maintenance of the individual boiler. Expenses for the apartment EDF / Gas approximately 110 € / month = electricity, heating and hot water.

Property tax of 1743 €/year.

Property subject to the legal status of Co-ownership.

Number of lots: 94.

Annual co-ownership charges (Average annual amount, share of the seller's forecast budget): 1,426 €.

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 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.

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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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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.

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Gyakori

Fürdőszobák: 1
Telekméret: 15 nm

Utility details

Heating: Yes

Building details

Building Amenities: Elevator

Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.787.861

