



## Appartement T3 De 65m2, Balcon, 2 Chambres, Vue Degagee, 2 Places Parking, Rennes Quartier St Lauren



### Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 278,085.99

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Brittany
Plaats:	Rennes
Postcode:	35000
Geplaatst:	30-04-2025
Omschrijving:	

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

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.

**EXCLUSIVITÉ À VENDRE** Appartement de 65,44 m2, 2 chambres, offrant une vue imprenable sur la Coulee Verte, situe au 3 eme etage d'une residence recente (2014) avec ascenseur, pour premier achat en residence principale ou investissement, quartier La Tauvrais / Bellangerais /ST Laurent. L'appartement est dispose comme suit: Entree avec placard de rangement. Sejour de 30,35 m2 , spacieux et lumineux, exposition ouest pour de belles soirees ensoleillees. Cuisine ouverte sur le salon, avec Ilot, amenee, equipee : hotte, plaque induction , four. Balcon et loggia, veritables prolongements de l'espace de vie.



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Deux chambres confortables avec rangements integres. Salle d'eau moderne, spacieuse, avec douche et coin buanderie Deux places de parking en sous-sol et une cave en rez-de-chaussee Copropriete bien entretenue, sans procedure en cours Appartement libre de toute occupation, disponible immediatement. Idealement situe dans le quartier prise de La Tauvrais, proche des transports et espaces verts, ce bien est parfait pour un premier achat ou un investissement locatif.

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.

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)

## **Lease terms**



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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Date Available:

## **Contact information**

IMLIX ID:

IX6.887.925

