



## Apartment with Lovely Open View



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 377,084.6

### Местоположение

Страна:	Франция
Область:	Бретань
Город:	Ренн
Почтовый индекс:	35000
Добавлено:	06.01.2025

#### Описание:

REDUCED in price - An Apartment of 117 m2 living space in a building with elevator, 1962, bd Volney, near Jules Ferry metro station in Rennes, located in a preserved, quiet, secure setting. The apartment is on the 5th floor out of 7, with a clear view and South exposure. The entrance with cupboard opens onto a large living room of 40 m2 with direct access to the balcony. The kitchen is fitted and equipped, with a utility room and an enclosed loggia. The bedrooms are spacious with built-in wardrobes, including a bedroom with its own shower room, bathroom, toilet and storage space.

A cellar on the ground floor and a large garage of 28 M2 with automated door are sold in the lot.

This apartment would be suitable for investors or for a main residence.

Many advantages - solid parquet flooring, double glazing, manual shutters and a beautiful ceiling height of 2.85 m., open view and bright, spacious rooms.

A beautiful blank page to freely express your decoration and refreshment ideas or modernisation projects.



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Charges include maintenance of common areas, elevator, garden, water, collective heating

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.

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Состояние: Good

## Общие

Спальни: 3

Ванные комнаты: 1



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## Utility details

Heating: да

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.546.521

