

Price on request

Contact agency

Instinct Immobilier

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For sale apartment

4 rooms

Surface of the living : 25 m²

Exposition : Sud

Standing : residential

Building condition : NEW

Features :

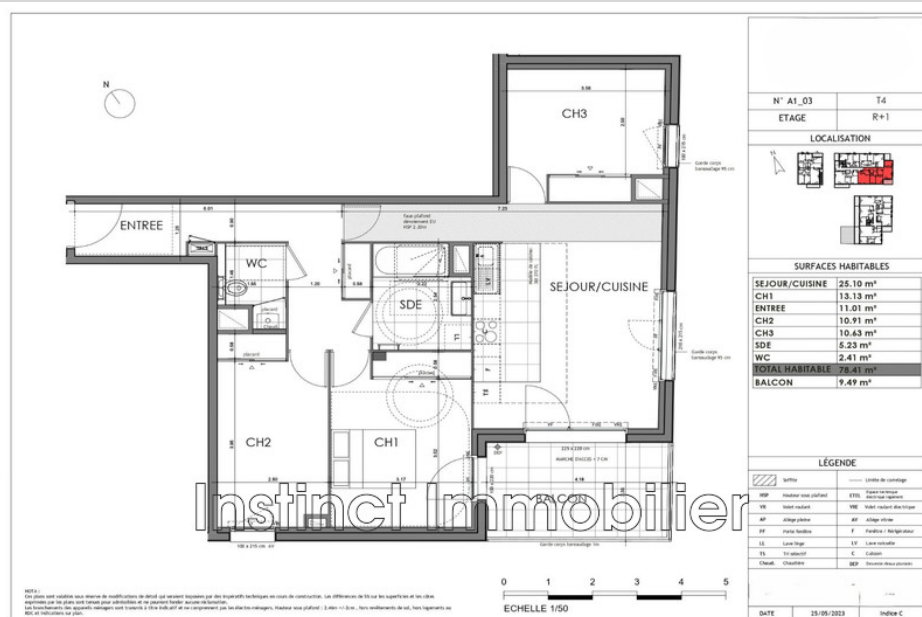
balcony, residential

3 bedroom

1 shower

1 WC

1 parking



Apartment 596 Rennes

New 4-Room Apartment – 78.41 m² – Balcony & Parking – Delivery Q1 2026 – Rennes Sought-after and vibrant neighborhood An ideal property for a family or a long-term investment We offer this new 4-room apartment of 78.41 m², located on the 1st floor of a modern residence with refined architecture, in the heart of a pleasant urban setting. Facing due south, it enjoys excellent natural light and a private balcony, perfect for enjoying sunny days. This property includes: An entrance with storage A spacious living room / kitchen area of 25.10 m² Three comfortable bedrooms A modern bathroom Separate toilets A south-facing balcony An underground parking space in a secure garage Highlights of this new development: Residence compliant with RE2020 standards High-quality finishes, durable materials Possibility to customize interior fittings Secure access and quality amenities A convenient and pleasant living environment: The neighborhood offers a great quality of life with local shops, markets, restaurants, green spaces, and sports facilities all within walking distance. Education & Higher Learning: We are close to renowned institutions: Jean Jaurès School, Sainte-Anne College, René Descartes High School Rennes 2 University and Centrale Nantes School – Rennes campus A perfectly connected location: Rennes SNCF train station 1.2 km away Metro line A (République station) 1.3 km away Tram, bus stops, and bike-sharing stations just steps away The benefits of buying new: Reduced notary fees Latest thermal and acoustic standards Eligible for Pinel scheme (zone B1), for primary residence or furnished rental (LMNP) A rare opportunity in a rapidly developing area. Don't miss out!

Fees and charges :

Well condominium

45 lots in the condominium

Document non contractuel

20/10/2024

