

Price on request

Contact agency

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For sale apartment

5 rooms

Surface : 132 m²

Surface of the living : 43 m²

Exposition : Sud ouest

Standing : residential

Building condition : NEW

Features :

double glazing, gated, residential, balcony

4 bedroom

1 bathroom

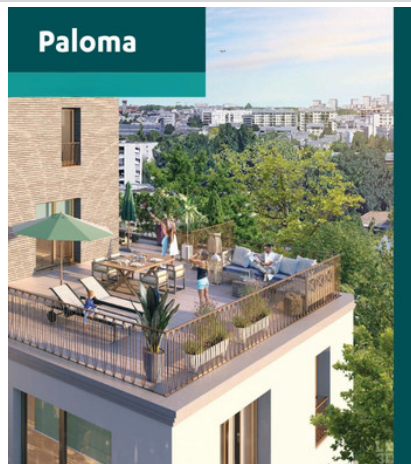
1 shower

2 WC

2 parkings

Document non contractuel

Paloma



UNE RÉSIDENCE INTIMISTE
AUX PORTES DE SAINT-HÉLIER

Apartment 596 Rennes

New 5-Room Apartment – 132.63 m² – 11 m² Balcony – 2 Parking Spaces – Rennes – Delivery Q1 2026 Sought-after and well-connected neighborhood Bright 5-room apartment with balcony and winter garden 2 underground parking spaces Located on the 4th floor of a new building with contemporary architecture, this 5-room apartment of 132.63 m² captivates with its generous spaces, natural light, and a rare 13.68 m² winter garden. South-west facing: Interior layout: Living room / kitchen of 43.57 m² 4 comfortable bedrooms: Bedroom 1: 12.14 m² Bedroom 2: 9.50 m² Bedroom 3: 13.99 m² Bedroom 4: 10.83 m² Bathroom: 5.37 m² Shower room: 2.16 m² 2 separate toilets 2 storage rooms 11.05 m² balcony 2 secure underground parking spaces Quality features: Building compliant with RE2020 regulation Carefully finished and customizable interiors Elevator, bike storage, green spaces Secure access Convenient and pleasant surroundings: Shops, market, bakery, supermarket nearby Restaurants, cafés, green spaces, sports and cultural facilities Schools and higher education close by: Quality primary and secondary schools University Rennes 2, École Centrale – Rennes campus Well connected: Rennes train station 1.2 km away Metro line A (République station) 1.3 km away Buses, tram, and bike-sharing stations Advantages of new construction: Reduced notary fees High thermal and acoustic performance Eligible for Pinel Law (zone B1), primary residence or LMNP investment A rare property combining space, light, outdoor living, and comfort

Fees and charges :

Well condominium

45 lots in the condominium

