

Price on request

Contact agency

Instinct Immobilier

31 rue du Général De Gaulle

29780 Plouhinec

02 98 11 37 52 /

contact@instinctimmobilier.com

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 terrace

1 bathroom

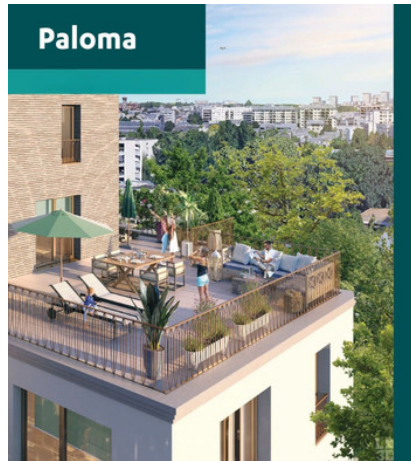
1 shower

2 WC

2 parkings

Document non contractuel

Paloma



UNE RÉSIDENCE INTIMISTE
AUX PORTES DE SAINT-HÉLIER

Apartment 596 Rennes

New 5-Room Apartment – 132.53 m² – 11 m² Balcony – 2 Parking Spaces – Rennes – Delivery Q1 2026 Sought-after and well-connected neighborhood Bright 5-room apartment with balcony, terrace, and winter garden 2 underground parking spaces Located on the 3rd floor of a new building with contemporary architecture, this 5-room apartment of 132.53 m² impresses with its generous spaces, natural light, and a rare 13.68 m² winter garden on the market. 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: 2.04 m² 2 separate toilets 2 storage rooms Balcony of 11.05 m² 2 secure underground parking spaces High-quality features: Building compliant with RE2020 regulations Thoughtful and customizable finishes Elevator, bike storage, green spaces Secure access Convenient and pleasant environment: Shops, market, bakery, supermarket all nearby Restaurants, cafés, green areas, sports and cultural facilities Schools and higher education close by: Quality primary and secondary schools Rennes 2 University, École Centrale – Rennes campus Excellent transport links: Rennes train station 1.2 km away Metro Line A (République station) 1.3 km away Buses, trams, and bike-sharing stations Benefits of new construction: Reduced notary fees Superior thermal and acoustic performance Eligible for Pinel Law (zone B1), primary residence or furnished rental (LMNP) A rare property combining space, light, outdoor living, and comfort

Fees and charges :

Well condominium

45 lots in the condominium

