

RENNES CITY CENTRE BORD DE VILAINE Superb new 4 bedroom Flat 4th floor 159 m2 Terrace 62 m2 DELIVERY 2T2006

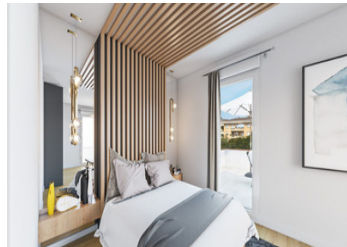


INFORMATION

Town:	Rennes
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	159 m2
Outside Space:	62 m2

IN BRIEF

On the banks of the Vilaine in the sought-after Alphonse Guérin district, this upmarket residence offers a particularly rare address in Rennes, in harmony with the water and connected to the city centre. The flats, ranging from 2- to 5-room, offer premium features. Some flats can include a jacuzzi. DELIVERY 2T 2026 T5 from €1,200,000 T4 from €590,000 T3 from €500,000 T2 from €380,000



Entrée + Pl.	8.33 m²
Séjour - cuisine	65.72 m²
Dgt 1 + Pl.	6.95 m²
Dgt 2	2.65 m²
WC 1	2.61 m²
WC 2	1.38 m²
SdB	7.48 m²
Cellier	2.23 m²
Chambre 1	12.97 m²
Dressing	3.37 m²
SdB	3.34 m²
Chambre 2 + Pl.	11.26 m²
Chambre 3 + Pl.	9.98 m²
Chambre 4 + Pl.	9.33 m²
Bureau	11.67 m²
SURFACE HABITABLE TOTALE	159.25 m²
Terrasse	62.07 m²

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

OF	Ouvrant à la Française
C	Fenêtre Coulissante
F	Châssis Fixe
AV	Allège Vitrée
JS	Jour de Souffrance
VRE	Volet Roulant Electrique
PV	Pare-Vue
GC	Garde-Corps
	Faux-plafond
HSFP	Hauteur Sous faux-plafond
====	Retombée de Poutre



NOTES

DESCRIPTION

This T5 flat is on the 4th floor and faces north-west. Entrance hall, bathroom, separate wc, hallway, 2 bedrooms, wc, storeroom, hallway, 2 bedrooms, one with dressing room and shower room. Entrance hall, study, living room/kitchen of 65 m2 opening onto a large terrace of 62m2. 2 sliding doors from the living room onto the terrace and 7 windows onto the terrace from the living room, study and bedrooms. In total, there are 9 windows onto the terrace. 2 outside parking spaces with direct view from the terrace.

SURFACES

Entrance + Pl. 8.33 m²

Living room - kitchen 65.72 m²

Dgt 1 + Pl. 6.95 m²

Dgt 2 2.65 m²

WC 1 2.61 m²

WC 2 1.38 m²

Bathroom 7.48 m²

Storeroom 2.23 m²

Bedroom 1 12.97 m²

Dressing 3.37 m²

SdE 3.34 m²

Bedroom 2 + Floor 11.26 m²

Bedroom 3 + FLOOR 9.98 m²

Bedroom 4 + FLOOR 9.33 m²

Study 11.67 m²

Terrace 62 m2

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>