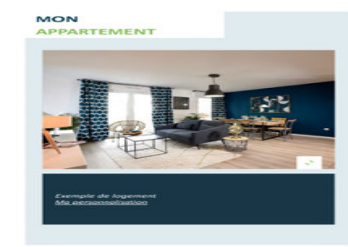


4 room flat 76m2 with terrace in the village of Gévezé



INFORMATION

Town:	Gévezé
Department:	Ille-et-Vilaine
Bed:	3
Bath:	1
Floor:	76.15 m2
Outside Space:	27 m2

IN BRIEF

Located in the town of Gévezé, 20 minutes from Rennes, Arbore'Sens is an intimate residence spread over 3 buildings with a top floor. It is in a privileged suburban environment, 5 minutes' walk from the town of Gévezé, where you can enjoy all the amenities. 18 kms from Rennes train station 15 kms from Rennes University Hospital Parc de la Plaine Launay Geffroy on the banks of the Flume 1 km away (fitness trail, playground, skate park, multi-sports ground, book box) All amenities within a radius of less than 500 metres (schools, shops, transport, media library) Housing from 2 to 4 rooms Basement parking Comfortable new flats with balconies or terraces Functional interiors with high-quality, well-appointed features Electric roller shutters, fitted bathroom, cupboard Energy-efficient flats that comply with RT 2012 thermal regulations

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.

DESCRIPTION

T4 FLAT WITH TERRACE ON 2ND FLOOR (2/2)

ENTRANCE + PLACARD: 7,90m² (7,90m²)

KITCHEN / LIVING ROOM: 27,40m² (27,40m²)

FLOOR + BEDROOM: 3,60m² (3,60m²)

BATHROOM: 5,95m² (5,95m²)

WC: 1,80m² (1.80m²)

BEDROOM 1: 11,45m² (11.45m²)

BEDROOM 2: 9,05m² (9.05m²)

BEDROOM 3: 8,95m² (8,95m²)

TOTAL: 76,10m² (76.10m²)

TERRACE 26,75m² (26,75m²)

A fully equipped kitchen (furniture and appliances) is available as an option for all homes and can be installed before delivery. Move in immediately after receiving the keys!

Take advantage of all the benefits of a new home: no work required after delivery, modern, high-quality materials, energy efficiency and acoustic performance that meet the latest standards, and guarantees for up to 10 years after purchase.

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

NOTES