

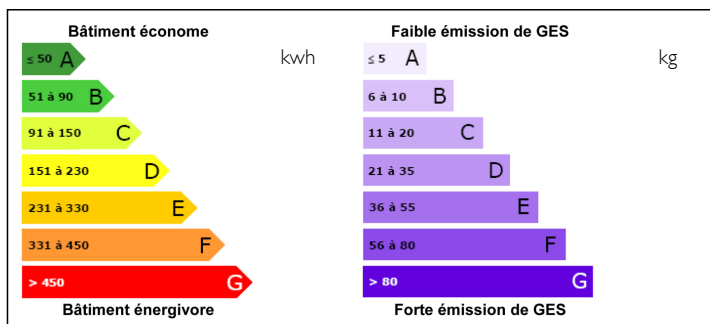
## RENNES CENTRE 3 BEDROOM NEW FLAT 109 m2 DELIVERY IMMINENT



N° Lgt	Etage	Type
51	5	T4
SURFACE HABITABLE		Surf. Hab.
Pièces		
Entrée		4.00 m²
Dégt 1 + Pi		4.93 m²
Dégt 2		2.48 m²
Séjour/Cuisine		44.99 m²
SDB		6.60 m²
WC		1.30 m²
Rgt		5.47 m²
Chambre 1		12.41 m²
Dressing Ch 1		2.40 m²
Toit Ch 1		2.32 m²
Chambre 2		11.37 m²
Chambre 3 + Pi		11.25 m²
Surface logement		109.52 m²
Balcon 1		13.43 m²
Balcon 2		6.23 m²



## ENERGY - DPE



## INFORMATION

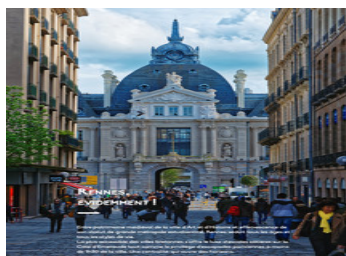
Town:	Rennes
Department:	Ille-et-Vilaine
Bed:	3
Bath:	1
Floor:	109 m2
Outside Space:	20 m2

## IN BRIEF

In the heart of the city of Rennes, this upmarket residence jealously guards the secrets of its luxury ambience, with white marble floors in the style of fine private mansions, classically elegant materials, large glass doors, secure access, new technologies, high ceilings, generous floor areas, large balconies and spacious terraces. ONLY 2 T4 available out of the 27 flats in the residence. IMMINENT DELIVERY 4th quarter 2023. From 15/09/23 to 29/10/23 , SPECIAL OFFER , free notary fees and 5000 euros discount on the price of this flat.

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

On the 5th floor, facing west, this T4 flat of 109 M2 with balconies of 20 m2 comprises:

Entrance hall 4 m2  
Hallway: 7.41 m2  
Living room/kitchen: 44.99 m2  
Bathroom: 6.60 m2  
WC 1.3 m2  
Storage area 5.47 m2  
Bedroom with dressing room 14.81 m2  
Toilet in bedroom 2.32 m2  
Bedroom 11.37 m2  
Bedroom 11.25 m2  
With 2 balconies of 13.43 m2 and 6.23 m2  
Covered parking space

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

## NOTES