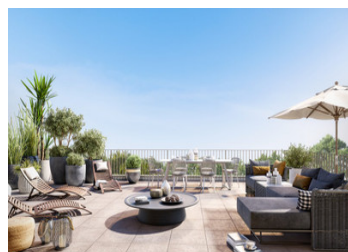


3-room apartment to buy in the Kastellan, close to the new EuroRennes business district - Delivery Q4 2024



## INFORMATION

Town:	Rennes
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	64 m <sup>2</sup>
Outside Space:	5 m <sup>2</sup>

## IN BRIEF

The new Rennes is moving towards the magnificent TGV station and its EuroRennes business district, the nerve centre of life and connections in the Breton capital. LE KASTELLAN will be built just a stone's throw from this new centre, in the quiet, highly sought-after Sainte Thérèse district. The new building will be located in the heart of the city, with its well-designed facilities and access to a multitude of services (shops, metro station nearby, etc.). These are the attractions of a dynamic city, constantly on the podium of the French people's favourite cities.

Other properties of this type (T3) are available, for more information please contact the agency.

## ENERGY - DPE

DPE not required.

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

- Entrance/living room/kitchen: 32,62m<sup>2</sup>
- Main bedroom: 13,27m<sup>2</sup> (13.27m<sup>2</sup>)
- Secondary bedroom: 9,80m<sup>2</sup>
- Bathroom: 3,63m<sup>2</sup>
- Balcony: 4,91m<sup>2</sup>

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES