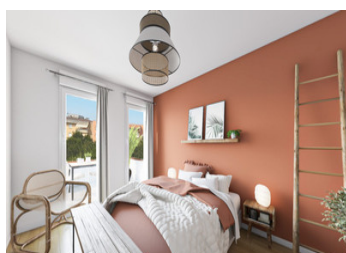
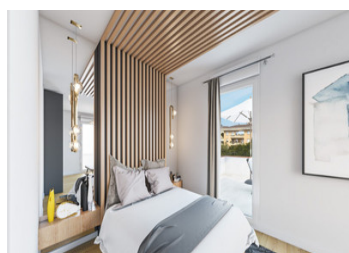


## Rennes city center Superb flat 4 bedrooms NEW 5th and last floor, Terrace 131 m2, DELIVERY 2Q26



## INFORMATION

Town:	Rennes
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	174 m2
Outside Space:	131 m2



## IN BRIEF

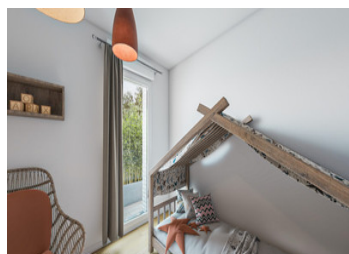
On the banks of the Vilaine in the sought-after Alphonse Guérin district, this upmarket residence offers a particularly rare address in Rennes, in harmony with the water and connected to the city centre. The flats, ranging from 2- to 5-room, offer premium features. Some flats can include a jacuzzi. DELIVERY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

## 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

This superb 174 m<sup>2</sup> flat is located on the top 5th floor of this small upmarket residence, the only flat on this floor. The 132 m<sup>2</sup> terrace surrounds the flat, with 3 sliding patio doors to the living room/kitchen and windows to all the bedrooms, giving a total of 15 openings onto the terrace.

On part A of the flat, there is a hallway, study, large master bedroom with dressing room and shower room, separate wc, storeroom and large living room/kitchen (61 m<sup>2</sup>). Part B of the flat comprises separate wc, bathroom, dressing room, hallway and 3 bedrooms.

2 outdoor parking spaces directly visible from the terrace.

### SURFACES

Entrance 11.13 m<sup>2</sup>

Living room - kitchen 61.20 m<sup>2</sup>

Dgt 4.29 m<sup>2</sup>

Dgt 2 7.01 m<sup>2</sup>

WC 1 : 1.28 m<sup>2</sup>

WC 2 : 1.91 m<sup>2</sup>

Bathroom 5.14 m<sup>2</sup>

Storeroom 2.24 m<sup>2</sup>

Bedroom 1 : 15.52 m<sup>2</sup>

Dressing 4.43 m<sup>2</sup>

Bathroom 6.17 m<sup>2</sup>

Bedroom 2 : 18.20 m<sup>2</sup>

Dressing room 6.04 m<sup>2</sup>

Bedroom 3 : 11.38 m<sup>2</sup>

Bedroom 4 : 10.03 m<sup>2</sup>

Office 7.97 m<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>

## NOTES