

Student residence on a prestigious university campus T1 new student accommodation DELIVERY 3rd Quarter 2024

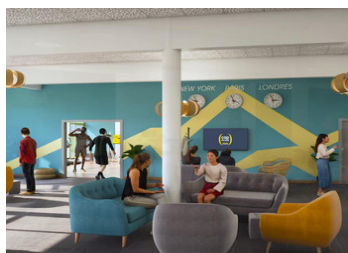
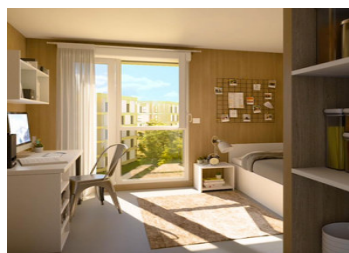


INFORMATION

Town:	Rennes
Department:	Ille-et-Vilaine
Bed:	1
Bath:	1
Floor:	17 m2
Plot Size:	0 m2

IN BRIEF

Situated in the heart of the Beauregard district, this new residence is ideally located with strong rental potential thanks to its proximity to a wide range of student teaching establishments. The urban, landscaping and architectural design has naturally been geared towards an exceptional project, the common thread of which is its openness to the city in a unique green setting. The residence comprises 7 buildings, a total of 252 T1 flats and 54 parking spaces for resident students. To date, only just 15 flats are available. RECOVERABLE VAT



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 T1 flat is located in block F on the 5th floor, south facing. It comprises a shower room + WC of 2.82 m² and a living room/kitchen/lounge of 15.09 m². See layout plan for this unit.

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



Niveau	Logement	Type
R+5	F503	T1

PIECES	SURFACES
Séjour / Cuisine + PI	15.09 m ²
SdE + Wc	2.82 m ²
TOTAL	17.91 m ²

NOTES