

ONLY ONE LEFT! 1 bed (T2) off-plan newbuild flat 41m2 in Ploërmel - vibrant town, place of leisure & legends!

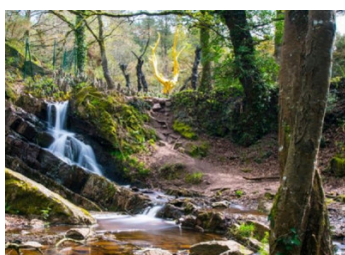


INFORMATION

Town:	Ploërmel
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	41 m2
Outside Space:	19 m2

IN BRIEF

LAST APARTMENT AVAILABLE! Situated in a desirable yet calm area close to the centre of town, this development of 1, 2 or 3 bed apartments comes with allocated private parking and each apartment has either a balcony or a terrace garden, in addition to the magnificent communal outside areas with trees and fully landscaped. In particular, this is a stunning newbuild 1st floor apartment with 1 bedroom for sale in Ploërmel, a vibrant growing town and a place of legends and leisure. As well as being beside the town centre, you have shopping centres, health services, education facilities and great transport links all within easy reach and even the seaside is only a little over 30 minutes' drive away.



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

The prices shown are inclusive of VAT at 20%.

Other advantages for your new life or your investment property are that these homes benefit from having:

A calm residential wooded area location in walking distance of the town centre commerces and amenities.

Schools nearby ranging from nurseries right up to lycées.

Good access to main transport road links; 2 mins to the Rennes/Vannes route.

Access to the station nearby (800m), the train service to Rennes only takes 75 minutes.

Many relaxing walkways, cycle paths and trails along the 'Voies Vertes', by the Nantes/Brest canal and of course almost on the edge of the mythical Forest of Brocéliande, linked to Merlin and the legends of King Arthur!

Even more activities available such as Lac au Duc, a base for watersports, rambling and even a lovely golf course, perfect for your health and relaxation.

Example:

Entrance Hall: 3,5m²

Lounge/Living area: 20m²

Bedroom 1: 12m²

Bathroom: 3.75m²

WC: 2m²

Balcony: 19m²

Parking: 1 place

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

NOTES