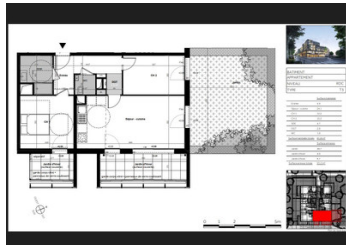


Vannes - near the waterside! Superb 2 bed newbuild, balcony, garden, 2 parking places - reserve now! (Phase 2)



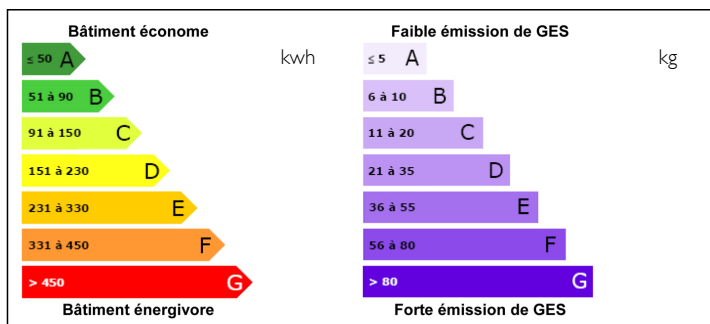
INFORMATION

Town:	Vannes
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	62 m2
Outside Space:	53 m2

IN BRIEF

We are thrilled to offer Phase 2 off-plan of a very popular development, this stunning newbuild ground floor 2 bed apartment of 62m2, garden nearly 40m2 + 2 conservatories. Vannes is a vibrant, popular city. As well as being by the waterside, you have shopping centres, health services, education facilities and great transport links all within easy reach, the coastline and islands to explore and central Brittany is only a little over 30 minutes' drive away. This enchanting location is at the beautiful heart of the Gulf of Morbihan with the benefit of its own micro-climate - opposite the waterfront and in less than 15 minutes comfortable stroll by the water on flat terrain, you'll be at some fantastic restaurants where you can relax, watching the people and watching the boats then perhaps strolling on to the Chateau after or will you go to the cathedral or maybe do some shopping...

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 development with landscaped gardens in walking distance of the waterside, the port and the city centre commerces and amenities.

Schools nearby ranging from nurseries right up to lycées plus Vannes is a campus site of the University of Southern Brittany.

Good access to main transport road links; the Rennes/Lorient and Nantes routes.

A TGV service to Paris in under 3 hours.

Many relaxing walkways, cycle paths and trails along the coast and the many small islands, and further inland are the 'Voies Vertes', by the Nantes/Brest canal, golf courses, riding centres and in Central Brittany, the mythical Forest of Brocéliande, linked to Merlin and the legends of King Arthur!

Entrance Lobby: 6m²

Lounge/Living area/Kitchen: 24m²

Bedroom 1: 12m²

Bedroom 2: 10m²

Bathroom: 5m²

WC: 1.2m²

JARDIN 39m²

Balconies: 14.5m² total

Parking: 2 places

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

NOTES