

VANNES Superb New Build 2bedroom south facing Apartment with balcony and parking. Off-plan delivery end 2025



INFORMATION

Town:	Vannes
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	68.02 m2
Outside Space:	7 m2



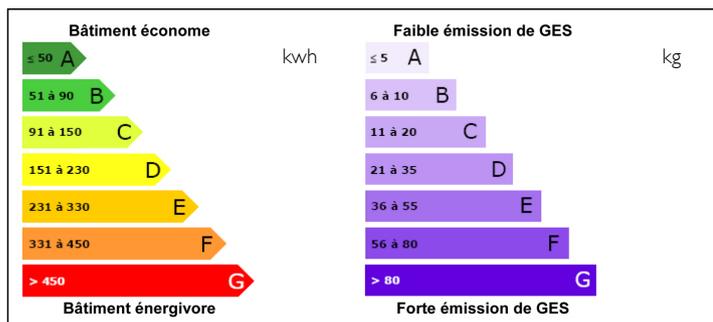
AUTOUR DE
VOTRE RÉSIDENCE



IN BRIEF

Several apartments with balcony available from 289 000 euros. A 20-minute walk from the Remparts and the Parc de la Garenne. At the foot of the building, bus line 3 crosses the town from east to west, while lines 2 and 6 are less than a 5-minute walk away. A bakery, a butcher's shop, a greengrocer's as well as a LIDL and a Netto are all within a 5 minute walk. Continuing eastwards, there is the commercial centre of Poullanc, (Intermarché and a shopping area) and the Quais de Séné (numerous shops and services). Inside the accommodation, brightness is paramount: large windows open up the living room, which is ideally exposed. The exteriors, with their glazed railings, are deep and easy to convert. Exceptional terraces are located on the top floors, providing additional living space for everyday life. 40 vacant units on 3 floors, with double attic Storeroom and laundry room...

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 residence is conform to standard RT 2012

Parking interior and terrasse.

Apartment T3 situated on the 4th floor :

Lounge / kitchen : 31:66 m²

Bedroom 01 : 10:97m²

Entrance : 2:22 m²

Bedroom 02 : 13.37m²

Shower room : 6:82m²

WC : 1:35m²

Cellar : 1.62m²

ATTITUDE collection, with :

- LVT quality vinyl flooring for the dry rooms (choice of colours) and tiles (choice of sizes and colours) for the kitchen and bathrooms
- Wall tiles in the shower rooms (choice of size and colour)
- fitted cupboard with sliding door (choice of colours)
- White paint on all walls
- Extra-flat shower tray 80x120cm, ceramic, fixed shower screen, corner or swing door
- Optional bathtub available (depending on feasibility)
- Hanging washbasin unit with 2 drawers
- A 60x65cm mirror with LED light

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

NOTES