

VANNES Superb opportunity. Off-plan 3 bedroom apartment with terrace and private parking. Delivery end 2025.



AUTOUR DE  
VOTRE RÉSIDENCE



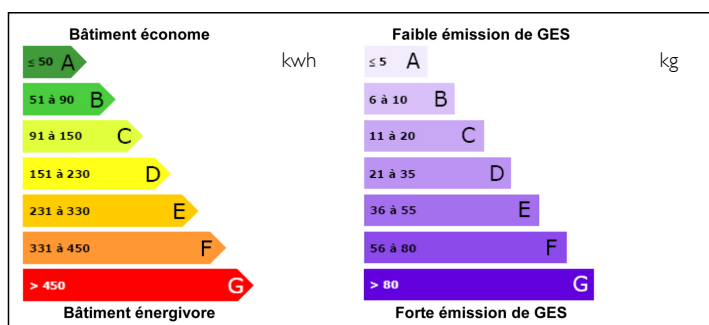
## INFORMATION

Town:	Vannes
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	75.01 m2
Outside Space:	27 m2

## IN BRIEF

Several 3 and 4 bedroom apartments available. 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 for the...

## ENERGY - DPE



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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 T4 situated on the 4th floor :

Lounge / kitchen : 23:88 m<sup>2</sup>

Bedroom 01 : 12:71 m<sup>2</sup>

Entrance : 5:26 m<sup>2</sup>

Bedroom 02 : 9:04 m<sup>2</sup>

Bedroom 03 : 9:01 m<sup>2</sup>

Shower room 1 : 4:73 m<sup>2</sup>

WC : 4:21 m<sup>2</sup>

Shower room 2 : 3:41 m<sup>2</sup>

Storage : 2:21 m<sup>2</sup>

Cellar : 1.96 m<sup>2</sup>

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

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Information about risks to which this property is exposed is available on...

## NOTES