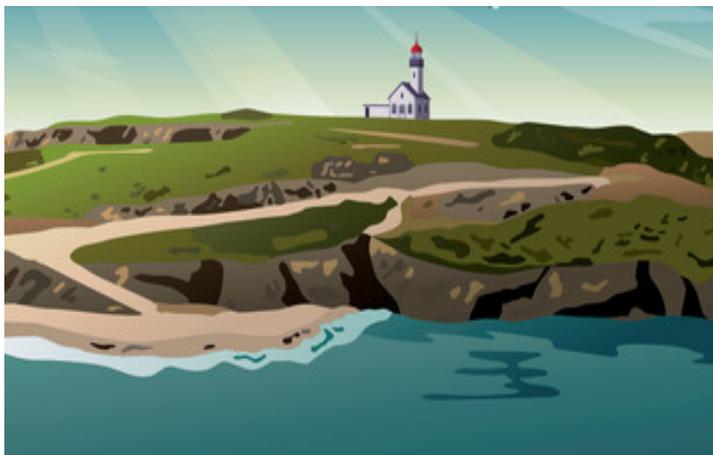


BELLE-ILE-EN-MER : Apartment T3 , garden, terrace DELIVERY 2Q 2025 , Commercial offer until 31/08

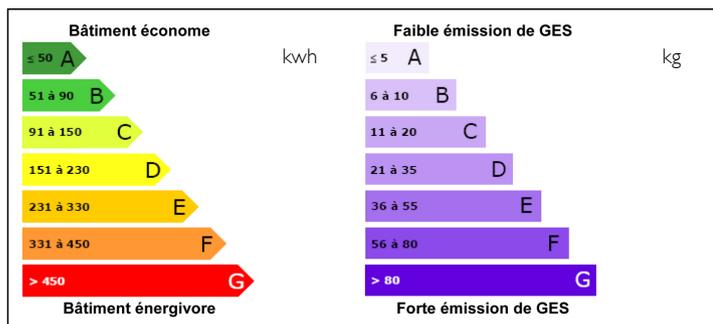


## INFORMATION

Town:	Le Palais
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	67 m2
Outside Space:	38 m2



## ENERGY - DPE



## IN BRIEF

In the commune of Le Palais in Belle-île-en-Mer, this beautiful T3 flat with garden and terrace is part of a residence of 30 flats, from T2 to T4 triplex, whose architecture is typical of the island's buildings. Just a few minutes from the shops and the beach, Le Palais offers a magnificent living environment steeped in history. New developments are rare on Belle-île-en-Mer and this flat is an opportunity not to be missed. Delivery in 2Q 2025. Offer valid for bookings made before 31/08.

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

Available 2nd quarter 2025

This west-facing T3 flat (67 m<sup>2</sup>) comprises an entrance hall with cupboard, a 32 m<sup>2</sup> living room/kitchen, a shower room with WC and two bedrooms. Terrace of 12 m<sup>2</sup> and private garden of 24 m<sup>2</sup>.

Living room. 22,74 m<sup>2</sup>

Kitchen 10.04 m<sup>2</sup>

Bedroom I ...



**Légende**

- ▶ Entrée principale du logement
- ⏏ Tableau électrique
- ⏏ Pompe à chaleur
- ⏏ Gaine technique
- ⏏ Coffre et faux plafond
- ⏏ Type d'évacuation des eaux pluviales
- LV Attente pour emplacement Lave vaisselle
- LL Attente pour emplacement Lave linge
- R Emplacement réfrigérateur
- CU Emplacement table de cuisson
- PL Meublé toute hauteur
- Rgr. Rangement
- F Fenêtre
- P Porte
- PP Porte Penderie
- AP Alège ailette
- AV Alège vitre
- VP Vitrage fixe
- VR Vitre Rotatifs extérieurs
- GC Garde corps métallique
- HSP Hauteur sous plafond
- HSPH Hauteur sous poutre
- ⏏ Fenêtre de toit

Niveaux	Logement	Type
RDC	B004	T3

PIECES	SURFACES
Séjour	22,74 m <sup>2</sup>
Cuisine	10,04 m <sup>2</sup>
Chambre 1	13,14 m <sup>2</sup>
Chambre 2 + PL	11,30 m <sup>2</sup>
SdE	4,09 m <sup>2</sup>
Dépagement	4,50 m <sup>2</sup>
WC	1,43 m <sup>2</sup>
<b>TOTAL :</b>	<b>67,24 m<sup>2</sup></b>

Terrasse	12,09 m <sup>2</sup>
Jardin à jouissance privative 1	9,84 m <sup>2</sup>
Jardin à jouissance privative 2	13,79 m <sup>2</sup>
Accès en stabilisé	2,80 m <sup>2</sup>

## NOTES