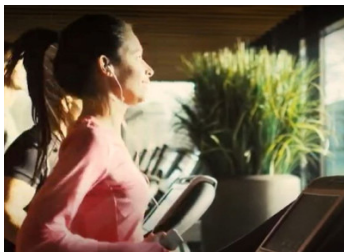
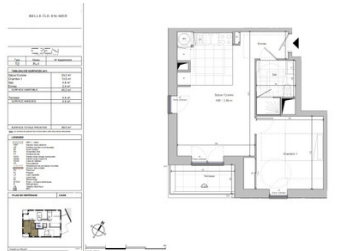


Island life - grab yourself a fabulous new-build apartment, available 4th quarter of 2025, reserve for 500 !



## INFORMATION

<b>Town:</b>	<b>Le Palais</b>
<b>Department:</b>	<b>Morbihan</b>
<b>Bed:</b>	<b>1</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>41.6 m2</b>
<b>Outside Space:</b>	<b>5 m2</b>



## IN BRIEF

Beautiful BELLE-ÎLE-EN-MER! PRICE REDUCTION!!!  
If you are going to buy, why not buy something completely different? Island life, but only 50 mins by ferry to the mainland - what an amazing commute journey! Great for boat-lovers or for a getaway, or choose a completely different family life with primary schools and a college on the island.

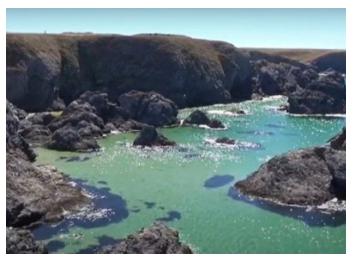
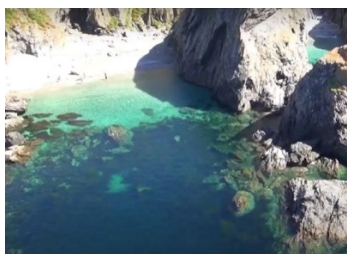
The development is opposite the waterway on the edges of one of the quays and just along from the harbour. The St Louis is part of the island's proud heritage, preserving the grand exterior whilst giving you brand new modern features and styling. And you get a residents' lounge and even a residents' gym room - go ahead and make your reservation now and you can be enjoying your new life in 2025, not long to wait at all!

## ENERGY - DPE

DPE not required.

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

Last 4 apartments REDUCED - grab a BARGAIN!  
Only 2 x 1 bed apartments, 1 x 2 bed apartment and 2 x 3 bed apartments remaining, please get in touch for more information, or see other adverts A17411 (2 bed) and A17412 (3 beds):

1 bed apartment on the ground floor of almost 42m<sup>2</sup> with a terrace of approx. 5m<sup>2</sup> for a price of 195000€ (solicitor's fees estimate 4370€).

2 bed apartment on the ground floor of almost 85m<sup>2</sup> with an 18m<sup>2</sup> terrace for a price of 349000€ (solicitor's fees estimate 6610€).

3 bed apartment on the ground floor of 87m<sup>2</sup> with a garden of 63m<sup>2</sup> and a terrace of 31m<sup>2</sup> for the beautiful outdoor spaces of almost 94m<sup>2</sup> for an amazing price of 399000€ (solicitor's fees estimate 7340€).

A large 3 bed apartment on the 1st floor of almost 100m<sup>2</sup> with a 20m<sup>2</sup> balcony, REDUCED BY 95k€ to a new price of 445000€ (solicitor's fees estimate 8010€).

This fabulous development has a stylish communal lounge area for residents and even its own gym room, so you can look after yourself then relax in your new home in a really beautiful setting!

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES