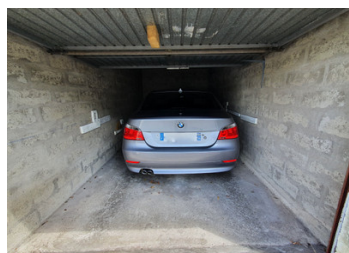


2-3 bedroom Apartment with balcony, panoramic views & garage in historic city location, 4km from the beach.



## INFORMATION

Town:	Vannes
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	85 m2
Outside Space:	8 m2



## IN BRIEF

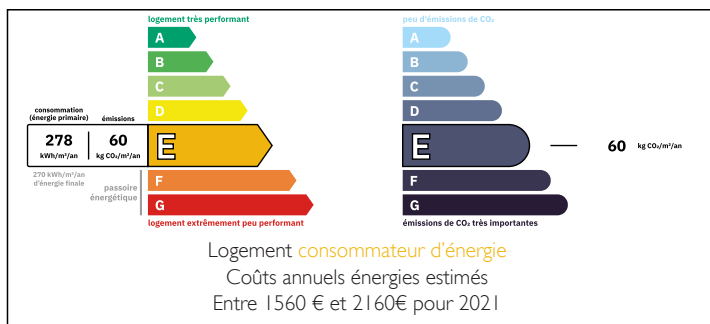
Apartment T4 situated on the 6th floor

Entrance hall 3.25m<sup>2</sup>  
 Lounge 19.07 m<sup>2</sup>  
 Dining room 14.65 m<sup>2</sup>  
 Inbuilt wardrobe area 1.63 m<sup>2</sup>  
 Corridor 3.23 m<sup>2</sup>  
 Bedroom 1 10.75 m<sup>2</sup>  
 Bedroom 2 11.39 m<sup>2</sup>  
 2nd storage area 2.86 m<sup>2</sup>  
 Shower room 5.42 m<sup>2</sup>  
 WC 1.39 m<sup>2</sup>  
 Equipped, fitted kitchen 7.39 m<sup>2</sup>  
 Utility area 4.72 m<sup>2</sup>

Balcony 1 5.34 m<sup>2</sup>  
 Balcony 2 3.42 m<sup>2</sup>

Balcony 2 is a loggia with safety features such as partially opening windows.

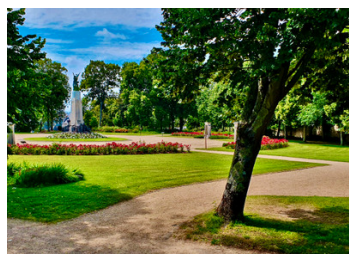
## ENERGY - DPE



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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 606 259  
 Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France  
 The apartment building is set on a 2 hectare development. There are various green spaces but opposite is a quite glorious public park. (Saves you from mowing the lawn!)



## DESCRIPTION

### LOCATION

30m Parc de la Garenne  
650 m Vannes city ramparts  
900 m Vannes port  
1.4 m TGV train station  
1.6 km CHU hospital  
4 km nearest beach (one of many), Plage de Conleau  
60 km airport Lorient  
175 km St Malo  
460 km Paris

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Co-owned building of 820 units  
Provisional annual charges: 1420€

## LOCAL TAXES

Taxe foncière:	1425 EUR
Taxe habitation:	EUR

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

## NOTES