

Buy Commercial space room(s) 43 m2  
Vannes (56000)

159 000 €  
59779-11



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#### Property presentation

**VANNES - NEW REAL ESTATE PROGRAM - SALE OF NEW APARTMENTS** Apartments ranging from 2 to 4 rooms - Delivery 4th quarter 2026. 3 km from Conleau Beach and the Port - 2 km from the City Center Located close to the natural area surrounding the Vincin River and Conleau Beach, this new residence benefits from an ideal location close to nature and shops. It is above all a modern and refined architectural identity with quality materials that allow it to integrate perfectly into its environment and assert its identity. The residence is made up of 19 housing units and 3 professional premises, spread over 7 levels. Ranging from 2 to 4 rooms, the apartments have been designed and optimized to adapt to today's lifestyles and thus guarantee its residents a well-being on a daily basis. Bright and warm, each accommodation is equipped with large bay windows and is extended by an outdoor space (loggia, balcony, terrace) in order to make the most of natural light. Whether for living or

investing, this new residence will seduce you. It benefits from a ground floor base dedicated to office and service activities, as well as a cell on the 1st floor. The large bay windows on the east facade give the work spaces good visibility from the boulevard, allowing each cell to have its own identity. The entrances to the cells on the ground floor from the dedicated outdoor forecourt offer, beyond visibility, accessibility perfectly adapted to people with reduced mobility. The cell on the 1st floor is accessible by elevator, from the entrance hall of the building. Each cell has been designed to meet the needs of the activity that can be carried out there as well as the needs of the people who will work there. All cells benefit from generous outdoor spaces such as terraces, gardens, winter gardens, which contribute to well-being at work! For the comfort of all, a few parking spaces will be made available to the offices. Built in an amphitheater at the bottom of the Gulf of Morbihan; the old town is surrounded by its ramparts with in the center, the Saint-Pierre cathedral, seat of the diocese of Vannes. Beyond its historical capital of more than 2000 years, Vannes has a strategic location between land and sea, in particular thanks to its port, located in the heart of the city. Its proximity to the coast, its dynamism and its green environment make it a true haven of peace for its inhabitants. In 2023, the city of Vannes was ranked 30th out of 34,820 in the ranking of cities where life is good.

Condominiums of 22 units (No proceedings in progress).

Annual expenses : 650 euros.

#### Further information

- Reference : 59779-11
- City : Vannes
- Floor : 6
- Levels : 1
- Surface : 43m<sup>2</sup> \*
- Parkings : 1
- Parking type : Extérieur
- Price : 159 000 €

#### Energy expenditure



