

Buy Apartment 3 room(s) 62 m2  
Vannes (56000)

307 000 €  
59816-14



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### Property presentation

VANNES - 2-Bedroom Apartment, 2nd Floor - West Facing - 62.33 sq m - Elevator - 15.40 sq m Terrace - Secure Underground Parking - Bicycle Storage. In a sought-after neighborhood blending nature and amenities, not far from the city center, discover this 2-bedroom apartment nestled within a contemporary residence, compliant with the latest RT2020 standards. Located on the 1st floor with elevator access, this 62.33 sq m apartment offers a functional and bright layout. It comprises: an entrance hall with storage space, a west-facing living room with an open-plan kitchen and access to a 15.40 sq m terrace, ideal for enjoying sunny days, two comfortable bedrooms, a modern shower room, a separate WC, and a cleverly designed utility room housing the boiler and a dedicated space for a washing machine. Secure underground parking and a bicycle storage room complete the amenities of this property. Developer price - Reduced notary fees. For information regarding any potential

risks associated with this property, please visit the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr). Photos are for illustrative purposes only - Suggested layouts  
Condominiums of 22 units. Annual expenses : 900 euros.

#### Further information

- Reference : 59816-14
- City : Vannes
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 6
- Levels : 1
- Surface : 62m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Parkings : 1
- Parking type : Couvert
- Facilities : Elevator - Balcony
- Exposure : Ouest
- Shops distance : 2km
- Sea distance : 3km
- Price : 307 000 €

#### Energy expenditure



