

**AVAILABLE Q2 2025 Ploërmel 2 bed (T3) off-plan newbuild apartment, vibrant town, place of legends & lots more!**

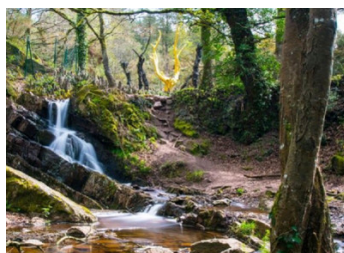


## INFORMATION

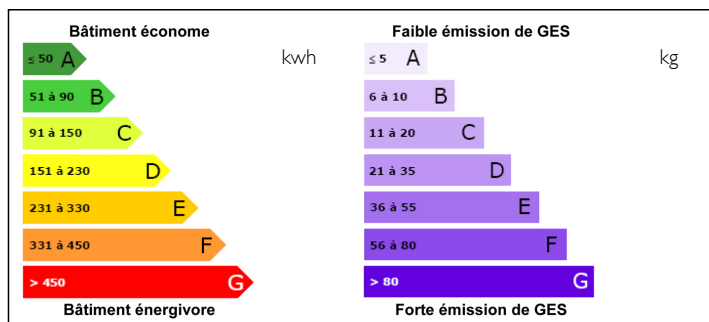
Town:	Ploërmel
Department:	Morbihan
Bed:	2
Bath:	2
Floor:	66.51 m2
Outside Space:	14 m2

## IN BRIEF

ONLY 1 x T3 LEFT FOR SALE! Price reduced and ready in Q2 of 2025 Situated in a desirable yet calm area close to the centre of town, this development of 1, 2 or 3 bed apartments comes with allocated private parking and each apartment has either a balcony or a terrace garden, in addition to the magnificent communal outside areas with trees and fully landscaped. Set in Ploërmel, you'll enjoy this vibrant growing town, also a place of legends and leisure. As well as being beside the town centre, you have shopping centres, health services, education facilities and great transport links all within easy reach and even the seaside is only a little over 30 minutes' drive away.



## 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.



## DESCRIPTION

Other advantages for your new life or your investment property are that these homes benefit from having:

A calm residential wooded area location in walking distance of the town centre commerces and amenities.

Schools nearby ranging from nurseries right up to lycées.

Good access to main transport road links; 2 mins to the Rennes/Vannes route.

Access to the station nearby (800m), the train service to Rennes only takes 75 minutes.

Many relaxing walkways, cycle paths and trails along the 'Voies Vertes', by the Nantes/Brest canal and of course almost on the edge of the mythical Forest of Brocéliande, linked to Merlin and the legends of King Arthur!

Even more activities available such as Lac au Duc, a base for watersports, rambling and even a lovely golf course, perfect for your health and relaxation.

## NOTES

Provisional dimensions:

Entrance Hall: 8.3m<sup>2</sup>

Lounge/Living area: 26.25m<sup>2</sup>

Bedroom 1: 12.5m<sup>2</sup>

Bedroom 2: 9.6m<sup>2</sup>

Bathroom: 5.1m<sup>2</sup>

WC: 2.25m<sup>2</sup>

Utility room: 2.46m<sup>2</sup>

Terrace: 14.2m<sup>2</sup>

Parking: 2 places

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