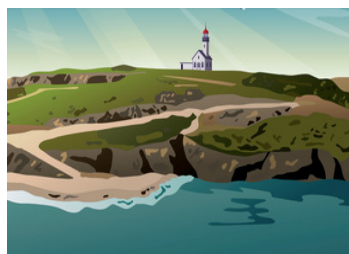


NEW T2 FLAT BELLE-ILE-EN-MER DELIVERY 2T 2025 COMMERCIAL OFFER UNTIL 31/08



INFORMATION

Town:	Le Palais
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	57 m2
Outside Space:	5 m2



IN BRIEF

In the commune of Le Palais in Belle-île-en-Mer, this beautiful duplex flat is part of a residence of 30 flats, ranging from T2 to T4 triplexes, whose architecture is typical of the island's buildings. Just a few minutes from the shops and the beach, Le Palais offers a magnificent living environment steeped in history. New developments are rare on Belle-île-en-Mer and this flat is an opportunity not to be missed. Delivery in 2Q 2025. Offer valid for bookings made before 31/08.

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

Available 2nd quarter 2025

This west-facing T2 duplex flat (57m²) comprises a ground floor (1) entrance hall with cupboard, living room/kitchen with pantry and WC, and a ground floor (2) bedroom with dressing room and shower room.

Terrace of 5.0m² and outside parking space (no. 2).

ROOMS R+1

Living room / Kitchen 33,50 m2

Inside cupboard 1,60m2

WC, 1,17 m²

Storeroom 1.75 m2

ROOMS R+2

Bedroom | 1.52 m2

SdE 4,11 m2

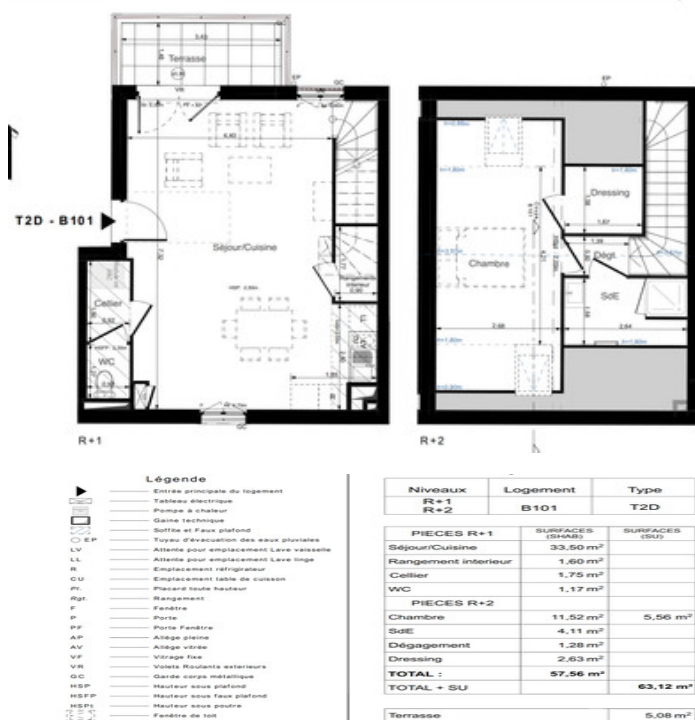
Hallway 1.28 m²

Dressing room 2.63 m2

TOTAL LIVABLE AREA 57.56 sq m

TOTAL USEFUL AREA 63.12 m²

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



NOTES