

**OFFER ACCEPTED** Well presented one-bed apartment three minutes drive from the south coast of Brittany

## EXCLUSIVE



## INFORMATION

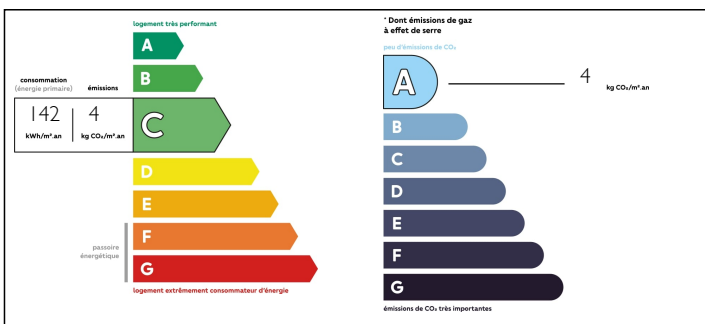
Town:	Plouhinec
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	32.88 m2
Outside Space:	3 m2



## IN BRIEF

**OFFER ACCEPTED** Situated less than 3km from the beautiful south coast of Brittany, this very well presented, first floor, one-bedroom apartment could be your ideal pied a terre. A short stroll from the centre of Plouhinec which has bars, restaurants and a superb bakery. Accessed via an intercom system, a short walk to the first floor brings you to the apartment entrance. Entering, to the right is a shower room/W.C and washing machine (with VMC). Directly ahead is a nice light bedroom, complete with built-in wardrobes. Turning right you arrive in the well finished, equipped kitchen - complete with fridge, freezer, sink, oven, hob, extractor, dishwasher and kitchen table. This leads to the living room and out onto the private terrace with space for table and two chairs. The living room and terrace overlook the back of a neighbouring garden, ensuring a pleasing view always, but without the maintenance!

## 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.



## NOTES

## DESCRIPTION

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As apartment owner you also access to a shared storage area (ideal for your bike) and you will also have a dedicated reserved parking space.

This apartment is an ideal lock up and leave holiday home, or would equally be a lovely primary residence.

Ten minutes drive from Gâvres, fifteen from Etel, Port-Louis and Locmiquélic. With the coast on one side and beautiful forested areas on the other - this apartment is perfectly situated. Don't miss out!

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Co-owned building of 2 units  
Provisional annual charges: 450€

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