

NEW 3 BEDROOMS 134 m2 DELIVERY SEPTEMBER 2025 COMMERCIAL OFFER -10000

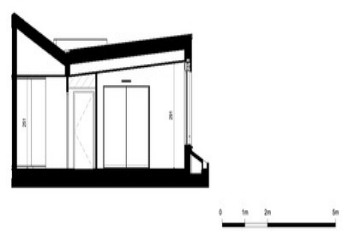
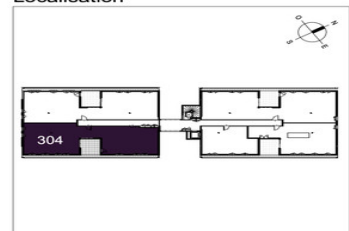


INFORMATION

Town:	Pléneuf-Val-André
Department:	Côtes-d'Armor
Bed:	3
Bath:	3
Floor:	134 m2
Outside Space:	12 m2



Localisation



ENERGY - DPE

DPE not required.

IN BRIEF

In the Côtes d'Armor region of Brittany, in PLÉNEUF-VAL-ANDRÉ, a historic family seaside resort, this magnificent residence is part of a 3-storey development overlooking the port of Dahouët. 27 flats from T2 to T5 with terraces and balconies and/or small private gardens. Walking distance to local shops and the Saturday market on the port. Sandy beaches, coastal path, cycling, fishing, 18-hole golf course, spa, casino. Close to Rennes and ferries from Saint-Malo to Jersey, Plymouth and Portsmouth.

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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.



Légende

- Entrée principale du logement
- Tableau électrique
- BEC
- Emplacement ballon d'eau chaude
- LL
- Emplacement lave-vaisselle
- R
- Emplacement réfrigérateur
- C
- Emplacement cuisson
- Placard
- F
- Porte fenêtre
- PF
- Oscillo-battant
- OB
- Hauteur sous faux-plafond
- NSFP
- VR
- Volet roulant
- VRE
- Volet roulant électrique
- VAF
- Fenêtre à vitrage vitré fixe
- GDC
- Garde-corps
- Sèche serviette
- Soffite et Faux Plafond
- Gaine technique
- Calfeutrage

Niveau	Logement	Type
R+3	304	T5

PIECES	SURFACES
Entrée + Pl	12.28 m²
Séjour / Cuisine	30.22 m²
Séjour / Cuisine + Pl (St)	27.78 m²
Chambre 1 + Pl	14.80 m²
Chambre 2	9.24 m²
Chambre 3	10.10 m²
SdB	4.22 m²
SdE	3.94 m²
SdE + Wc	(St) 6.55 m²
Dégagement 1	5.50 m²
Dégagement 2	5.59 m²
Wc + Pl	3.93 m²
TOTAL	134.15 m²
Terrasse	12.27 m²

LOCAL TAXES

Taxe habitation: EUR

DESCRIPTION

This T5 flat of 134m² on the 3rd and LAST floor, facing east, offers 3 bedrooms, 2 living rooms, a kitchen, a bathroom, 2 shower rooms, a 3.20 by 3.84m terrace and 2 covered parking spaces.

The smart layout makes it possible to separate the second living room/kitchen/shower room into an independent space.

Living room / Kitchen 30.22 m²

Living room / Kitchen + Floor 27.78 m²

Bedroom 1 + Floor 14.80 m²

Bedroom 2 9.24 m²

Bedroom 3 10.10 m²

Bathroom 4.22 m²

Shower room 3.94 m²

SdE + Wc 6.55 m²

Storage 1 5.50 m²

Storage 2 5.59 m²

WC + Floor 3.93 m²

TOTAL 134.15 m²

Terrace 12.27 m²

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Other units available from T2 to T4 from 299000€ to 490000€.

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

NOTES