

## NEW 2 BEDROOMS DELIVERY SEPTEMBER 2025 COMMERCIAL OFFER -10000



## INFORMATION

Town:	Pléneuf-Val-André
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	95 m2
Outside Space:	13 m2



## 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.

DELIVERY SEPTEMBER 2025

## ENERGY - DPE

DPE not required.

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
LV	Emplacement lave-vaisselle
LL	Emplacement lave-linge
R	Emplacement réfrigérateur
C	Emplacement cuisson
PI	Placard
F	Fenêtre
PF	Porte fenêtre
OB	Oscillo-battant
HSFP	Hauteur sous faux plafond
VR	Volet roulant
VRE	Volet roulant électrique
FAF	Fenêtre à allège vitrée fixe
GDC	Garde-corps
	Sèche serviette
	Soffite et Faux Plafond
	Gaine technique
	Caillebotis

## DESCRIPTION

This brand-new 95 m<sup>2</sup> T3 flat with west-facing windows comprises an entrance hall with cupboard, a living room/kitchen, a bathroom with toilet, a large bedroom with en-suite shower room and a second bedroom. Large dressing room. Balcony of 13 m<sup>2</sup> and 2 covered parking spaces.

## SURFACES

Entrance + Floor 4.66 m<sup>2</sup>  
 Living room / Kitchen + F 39.86 m<sup>2</sup>  
 Bedroom 1 13.57 m<sup>2</sup>  
 Bedroom 2 11.33 m<sup>2</sup>  
 Dressing room 6.45 m<sup>2</sup>  
 SdB + Wc 5.51 m<sup>2</sup>  
 Shower room 3.68 m<sup>2</sup>  
 Clearance 7.49 m<sup>2</sup>  
 Wc + floor 3.12 m<sup>2</sup>  
 TOTAL 95.67 m<sup>2</sup>  
 Balcony 13.62 m<sup>2</sup>

Niveau	Logement	Type
R+1	111	T3

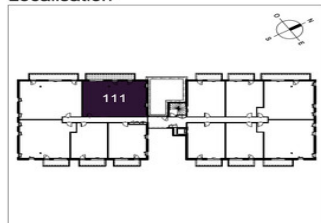
  

PIECES	SURFACES
Entrée + Pi	4.66 m <sup>2</sup>
Séjour / Cuisine + Pi	39.86 m <sup>2</sup>
Chambre 1	13.57 m <sup>2</sup>
Chambre 2	11.33 m <sup>2</sup>
Dressing	6.45 m <sup>2</sup>
SdB + Wc	5.51 m <sup>2</sup>
SdE	3.68 m <sup>2</sup>
Dégagement	7.49 m <sup>2</sup>
Wc + Pi	3.12 m <sup>2</sup>
TOTAL	95.67 m <sup>2</sup>

Balcon	13.62 m <sup>2</sup>
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## Localisation



## LOCAL TAXES

Taxe habitation: EUR

## DELIVERY SEPTEMBER 2025

Other units available from T2 to T5 from €291,000 to €762,000

Other 2-bedroom T3 available from €365,000

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

## NOTES