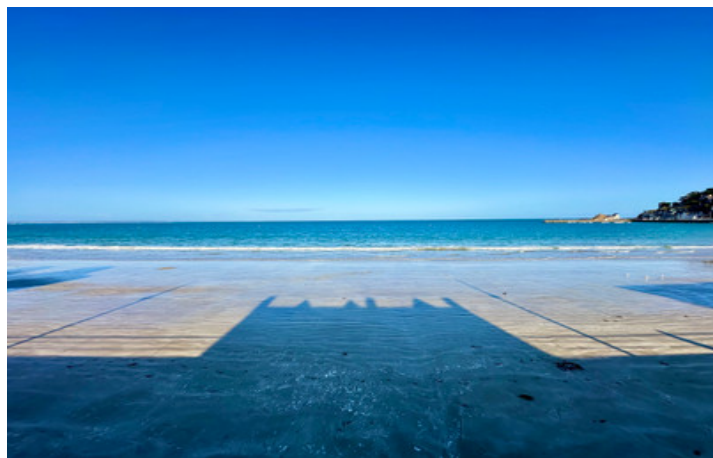


NEW 1 BEDROOMS DELIVERY NOVEMBER 2025 MARINA PLENEUF-VAL-ANDRE Ground floor, outside space with garden 22 m2



INFORMATION

Town:	Pléneuf-Val-André
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	59 m2
Outside Space:	22 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 NOVEMBER 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.



DESCRIPTION

Attractive, west-facing 59 m² T2 flat comprising an entrance hall with cupboard, a living room/kitchen, a shower room with toilet and a good-sized bedroom. This flat has a 12 m² terrace and a 10 m² garden. One covered parking space.

Living room / Kitchen + D 33.90 m²

Bedroom 13.22 m²

Dressing room 4.86 m²

Shower room + WC 7.54 m²

TOTAL 59.52 m²

Terrace 12.56 m²

Garden 10.11 m²

DELIVERY 11/2025

Other units available from T2 to T5 from €299,000 to €776,000

Video on demand

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

LOCAL TAXES

Taxe habitation: EUR

NOTES