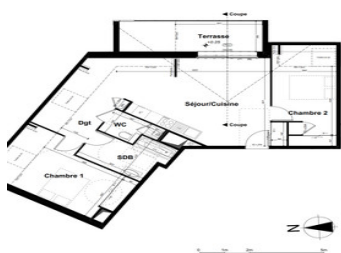


New 2 bedroom flat Centre de Perros-Guirec; delivery 4th quarter 2027



Surfaces en m²	Habitable	Utile
Séjour/Cuisine + PL	28,91	32,77
Chambre 1 + PL	12,75	17,15
Chambre 2 + 2PL	11,51	14,35
Dgt	3,08	6,18
SDB	6,36	6,36
WC + PL	2,77	2,77
Total SHAB	65,38 m²	
Terrasse	6,32	10,41
Total Annexes	6,32 m²	

ENERGY - DPE

DPE not required.

INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	0 m2

IN BRIEF

In the centre of Perros Guirec, in the upper part of the Mairie district, a short distance from shops, restaurants, services and Trestraou beach, in a small residence with 66 flats in 3 buildings. On the third and top floor, 2 bedroom flat measuring 65.38 m2, living room/kitchen measuring 28.91 m2, bedroom measuring 12.75 m2, second bedroom measuring 11.51 m2, hallway measuring 3.08 m2, bathroom measuring 6.36 m2, separate toilet measuring 2.77 m2. Private bicycle storage, garage box in basement. Other choices of 2/3/4 bedroom flats. Delivery 4Q 2027

Commercial offer limited to the next 6 reservations until 30/06/2025 :

-€8,000 /T1 and T2 , -€10,000 /T3, -€13,000 / T4

Prices shown do not include discount.

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

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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