

**EXCLUSIVE LEGGETT:PERROS-GUIREC Superb 5-bedroom property of 6290 m2, 5 minutes from the beach.**

**EXCLUSIVE**

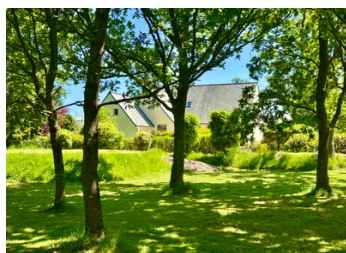
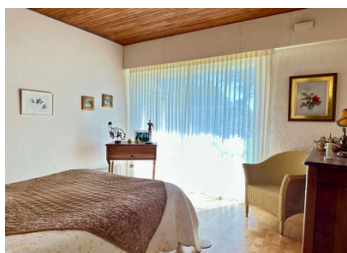


## INFORMATION

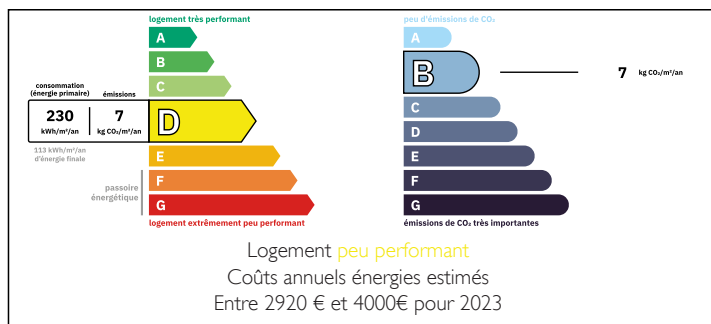
Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	179 m2
Plot Size:	6290 m2

## IN BRIEF

In Perros Guirec on the Pink Granite Coast, a few minutes to the beaches, marina and town centre, we offer this superb property set in exceptional grounds of 6290 m2, part of which is wooded. This 5-bedroom house has been built to a high standard and comprises, on the ground floor, a 23 m2 garage and cellar, an entrance hall 6 m2, a 14 m2 kitchen, a 6 m2 storeroom, a 12 m2 dining room opening onto a 45 m2 lounge with large south-facing windows and a fireplace, a 12 m2 master bedroom with a 3 m2 dressing room, a 4 m2 shower room, a separate toilet, a corridor and a hallway. First floor: 18 m2 landing and office leading to 4 bedrooms (9/10/12/14 m2), 6 m2 bathroom and separate wc. Outside, attractive garden and large tarmac...



## 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.



## 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 foncière: 2144 EUR

Taxe habitation: EUR

## NOTES