

F2 apartment near Tgv station in Saint-Brieuc, two hours from Paris



INFORMATION

Town:	Saint-Brieuc
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	51 m2
Outside Space:	15 m2



IN BRIEF

In the heart of Saint-Brieuc, ten minutes walk from Tgv station, two hours from Paris, ten minutes from the beach, this two-room apartment is located at the end of a courtyard, in peace.

It is composed of:

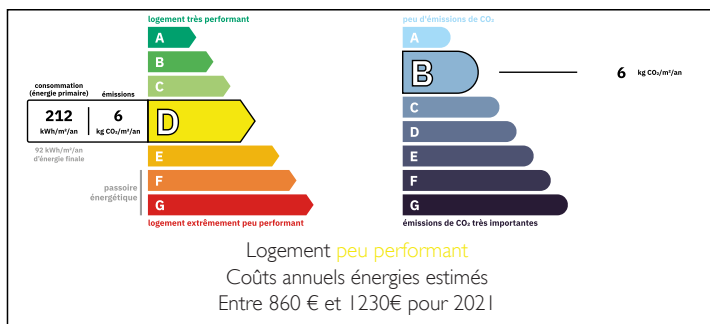
- of an entrance
- a storage room containing the hot water tank;
- of a stay
- a room with a closet
- a large fitted kitchen;
- a bathroom.

You have a private terrace area outside.

The heating is electric.

The apartment is rented, guaranteed your investment.

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

In the heart of Saint-Brieuc, ten minutes walk from Tgv station, two hours from Paris, ten minutes from the beach, this two-room apartment (about 51 m2) is located at the end of a courtyard, in a quiet area.

It is composed of:

- of an entrance
- a storage room also containing the hot water tank;
- a stay of approximately 18 m2;
- a bedroom with a closet with a surface area of approximately 11 m2;
- a large converted kitchen of approximately 10.5 m2, with floor tiles;
- a bathroom.

You have a private terrace area outside.

The heating is electric.

The apartment is rented, guaranteed your investment.

A co-ownership was recently set up. The charges are very low. The atmosphere of the building is peaceful.

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