

Perros-Guirec Beautiful 3/4 bedroom house, garden



INFORMATION

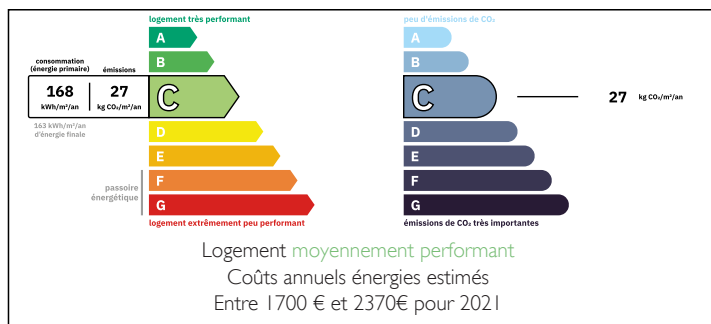
Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	1241 m2

IN BRIEF

In Brittany, in Perros-Guirec on the Pink Granite Coast, large 3/4 bedroom house with garden. Superb Trestraou beach just a few minutes away. Set in a quiet cul-de-sac in the centre of the village of La Clarté, between Perros-Guirec and Tregastel, within walking distance of the customs path. ground floor: large hall, kitchen opening onto dining room, living room with wood-burning stove, bedroom (approx. 16 m2), shower room with WC, sitting room with extension and garden terrace, storeroom/laundry room opening onto adjoining garage. First floor: large bedroom (approx. 23 m2) with plenty of storage space, hallway and study area, bedroom (approx. 14 m2), bathroom and separate WC. Large courtyard with space for several vehicles, independent double garage and well. Lovely wooded garden facing west. Details and panoramic views on request.



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.

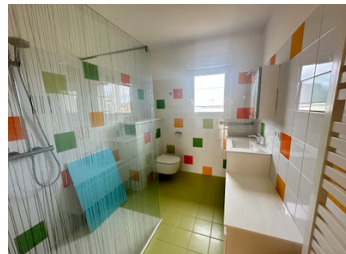
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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: 1574 EUR

Taxe habitation: EUR

NOTES