

Superb 95 m2 ground floor flat - Centre ville basse Perros-Guirec near the Marina



INFORMATION

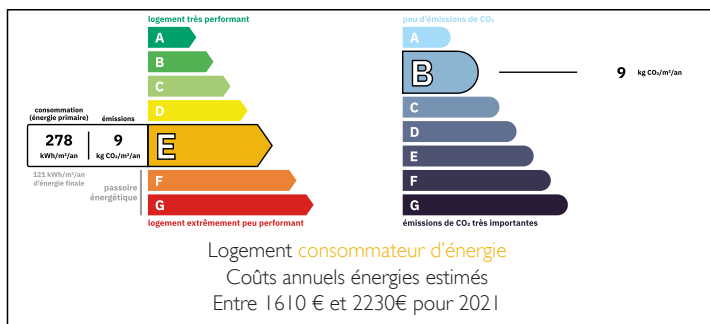
Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	95.8 m2
Outside Space:	40 m2



IN BRIEF

In Brittany, in Perros-Guirec, in the heart of the Pink Granite Coast, in a small residence of 3 flats in the centre of the lower town, a stone's throw from the marina and the Linkin area. Shops, chemist, restaurants, market. Walking trails within easy reach. This very bright and spacious flat comprises a 6.94 m2 entrance hall, a 3.23 m2 shower room, a 23.28 m2 dining room, a 1.42 m2 toilet, a first 12.32 m2 bedroom, a second 11.97 m2 bedroom, a 26.38 m2 kitchen/living room and a 9.15 m2 sitting room, with 0.65 and 0.46 m2 built-in cupboards. Attached garage with direct access of 15.12 m2; small outdoor space of approx. 6 m2 and a west-facing terrace of approx. 35 m2.

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

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