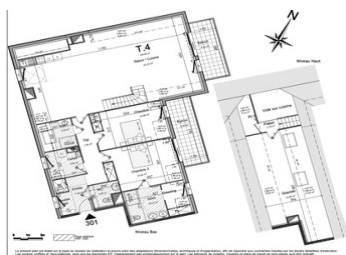
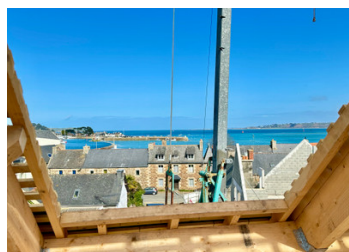


Magnificent NEW 3 bedroom apartment of 140 m2 on the top floor with SEA VIEW and private parking



## INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	0 m2



## IN BRIEF

n Brittany, Superb T4 flat with SEA VIEW in Perros-Guirec in the heart of the Pink Granite Coast in a beautiful, small residence of 22 flats in the centre of the town, a stone's throw from the marina. Shops, market, bakeries, chemists and restaurants are all within walking distance. The residence has just 3 storeys and is ideal for both main and second homes. It combines architectural charm with the comfort of modern amenities, including a secure residence, private parking, landscaped exteriors, acoustic comfort and connected living. Available in 2Q 2026

## ENERGY - DPE

DPE not required.

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.

301 SURFACES HABITABLES			Surfaces inférieures 1.80 m.H.	
Surfaces Habitables				
Entrée	5,40	m²	1,25	m²
Dgt	7,95	m²		
Sde1	3,50	m²	2,10	m²
Cellier	4,60	m²	0,60	m²
Wc	3,20	m²		
Séjour / Cuisine	61,25	m²	7,85	m²
Chambre 1	13,80	m²	1,75	m²
Chambre 2	15,05	m²	1,30	m²
Sde2	10,10	m²	1,40	m²
Palier	1,10	m²	3,15	m²
Grenier	13,85	m²	19,70	m²
<b>TOTAL SURFACE HABITABLE</b>	<b>139,80</b>	<b>m²</b>	<b>39,10</b>	<b>m²</b>

SURFACES ANNEXES PRIVATIVES	
Balcon	8,15 m²
Balcon	9,50 m²



## DESCRIPTION

This superb T4 flat is the only one on the third and fourth floors with a carrez surface area of 139.8 m² and 179 m² of floor space:

On the first level, 5.4 m² entrance hall, 3.20 m² toilet, 15 m² master suite with 10.10 m² shower room and dressing room, 13.8 m² second bedroom (the 2 bedrooms open onto a 9.50 m² sea-view balcony), 4.60 m² storeroom, second 3.50 m² shower room, hallway, 61.25 m² open-plan living room/kitchen with 8.15 m² sea-view balcony on the second floor landing, cupboard and a 13.85 m² attic bedroom with 2 velux windows and sea view (33 m² floor area).

Parking space number 11 and outside parking space number 5.

Delivery in 2Q 2026

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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