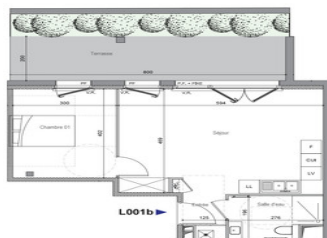


NEW SEA VIEW FLAT 47 m ground floor, terrace, garden, parking. Delivery 31/12/2025



INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	47 m ²
Outside Space:	24 m ²



IN BRIEF

This seafront residence in the heart of Brittany's magnificent Pink Granite Coast enjoys a privileged location a stone's throw from Perros-Guirec's marina and shops. The residence offers 11 flats from 1 to 4 bedrooms, all very comfortable with large, light-filled living areas. Close to the restaurants, shops and cultural activities of the prestigious seaside resort of Perros-Guirec, also known for its thalassotherapy centre and casino. Delivery 31/12/2025

LEGENDE :

OB	OSCILLO BATTANTE		TABEAU ELECTRIQUE
PF	PORTE FENETRE		
VR	VOLET ROULANT		GAINE TECHNIQUE
F	FRIGO		
LV	LAVE-VAISSELLE		
SL	SECHE-LINGE		
LL	LAVE-LINGE		
CET	CHAUFFE-EAU		
PL	PLACARD		
			PMR
			CHAUDIERE GAZ

T2 - REZ DE CHAUSSEE

Appartement L001b	
Entrée	2.3m ²
Séjour / Cuisine	27.9m ²
Chambre 1	12.0m ²
Salle d'eau	4.8m ²
Surface habitable	47.0m ²
Terrasse	15.8m ²
Jardin	8.2m ²
Surface extérieure	24.0m ²
SURFACE TOTALE	71.0m ²

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.

DESCRIPTION

New T2 ground floor flat, Sea view, 47 m² surface area, total surface area 71 m².

Entrance hall 2.3 m²

Living room/kitchen 27.9 m²

12 m² bedroom

Shower room 4.8 m²

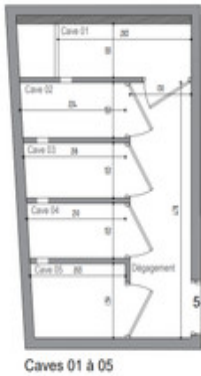
15.8 m² terrace

Garden area 8.2 m²

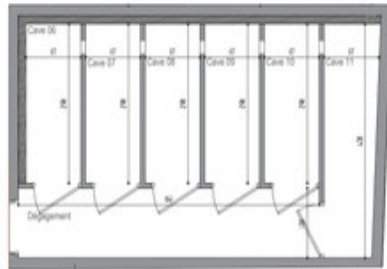
Cellar C5, car park PK01

DELIVERY 31/12/2025

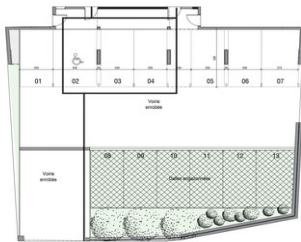
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



Caves 01 à 05



Caves 06 à 11



LOCAL TAXES

Taxe habitation: EUR

NOTES