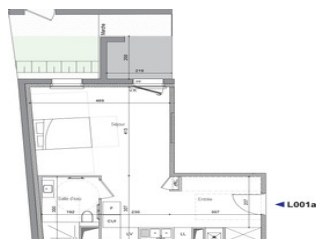


New build ground floor, one bedroom apartment of 47 m SEA VIEW, terrace, garden parking. Delivery 31/12/2025



INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	39 m2
Outside Space:	15 m2



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		
F	FRIGO		
LV	LAVE-VAISSELLE		
SL	SECHE-LINGE		
LL	LAVE-LINGE		
CET	CHAUFFE-EAU		
PL	PLACARD		
			PMR
			CHAUDIERE GAZ

T1 - REZ DE CHAUSSEE

Appartement L001a

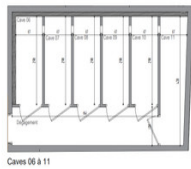
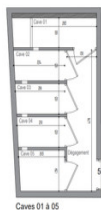
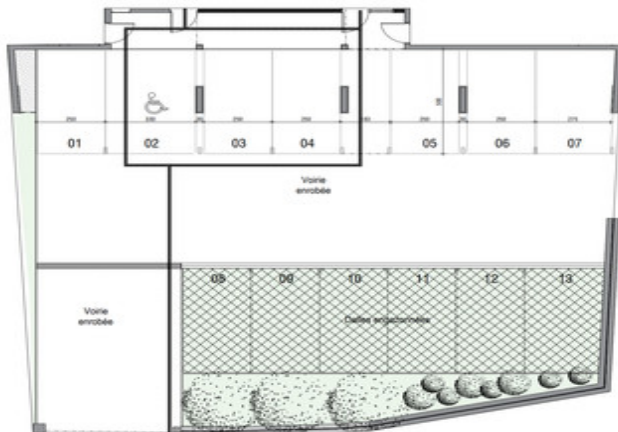
Entrée	6.3m²
Séjour / Cuisine	27.6m²
Salle d'eau	5.1m²
Surface habitable	39.0m²
Terrasse	4.1m²
Jardin	11.1m²
Surface extérieure	15.2m²
SURFACE TOTALE	54.2m²

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 flat T1 ground floor Sea view

6.3 m² entrance

Living room/kitchen 27.6 m²

Shower room 5.1 m²

Terrace 4.1 m²

Garden area 11.1 m²

Cellar C6 , parking space PK10

Livraison 31/12/2025

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