

ST-GUIREC BEACH Ploumanac'h property with sea views 2 bedrooms 30 m from the beach, garage, workshop, 550 m



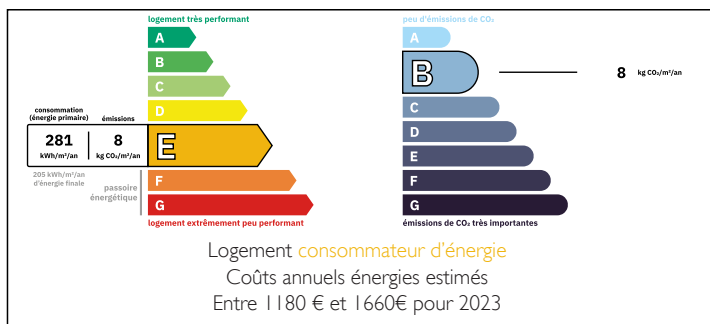
INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	73 m ²
Plot Size:	700 m ²

IN BRIEF

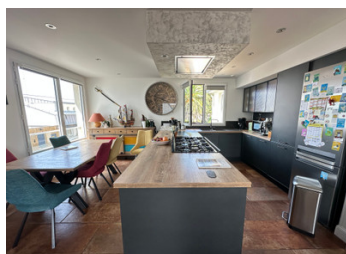
You're sure to fall in love with Ploumanac'h, the pearl of the Pink Granite Coast. Just 30 metres from Saint-Guirec beach, you'll be charmed by this rare property offering a unique view of one of the most beautiful sites on the Breton coast. Set on approximately 700 m² of land with a garden and direct access to the beach via a small path, upstairs you will find a bright 73 m² apartment: a spacious 30 m² living room bathed in light with triple exposure, a high-quality open-plan kitchen, a wood-burning stove for your winter evenings, south-facing terrace for breakfasts overlooking the sea, and two bedrooms, one of which has a direct view of the beach. On the ground floor, a large workshop, a laundry room and a garage complete this property. Combining charm, comfort and an exceptional location, this...

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

The approximate surface areas of this property are as follows:

Laundry room 13 m²

Workshop 27 m²

Garage 18 m²

Entrance hall 2.4 m²

Corridor 4 m²

Shower room/toilet 3.2 m²

Kitchen/living room 40 m²

Terrace 11 m²

Bedroom 12 m²

Bedroom 13 m²

Garden 550 m²

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