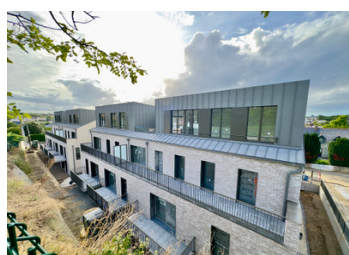


NEW 4 BEDROOMS DELIVERY NOVEMBER 2025 MARINA PLENEUF-VAL-ANDRE



INFORMATION

Town:	Pléneuf-Val-André
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	83 m ²
Outside Space:	23 m ²



Niveau	Logement	Type
RDC	007	T3

PIECES	SURFACES
Entrée + PI	6.39 m ²
Séjour / Cuisine	39.74 m ²
Chambre 1 + PI	12.86 m ²
Chambre 2	13.40 m ²
SdB	5.31 m ²
Dégagement	1.89 m ²
Wc + PI	3.66 m ²
TOTAL	83.25 m ²

IN BRIEF

In the Côtes d'Armor region of Brittany, in PLÉNEUF-VAL-ANDRÉ, a historic family seaside resort, this magnificent residence is part of a 3-storey development overlooking the port of Dahouët. 27 flats from T2 to T5 with terraces and balconies and/or small private gardens. Walking distance to local shops and the Saturday market on the port. Sandy beaches, coastal path, cycling, fishing, 18-hole golf course, spa, casino. Close to Rennes and ferries from Saint-Malo to Jersey, Plymouth and Portsmouth.

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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

This 83m² two-bedroom flat on the ground floor, facing south-east, has two bedrooms, one living room/kitchen, one bathroom, one toilet, one shower room, a terrace, and one covered parking space.

The surface areas are as follows:

Entrance hall/cupboard 6.39m²

Living room/kitchen 39.74m²

Bedroom 1 and cupboard 12.86m²

Bedroom 2 + cupboard 13.40m²

Bathroom 5.31m²

Hallway 1.89m²

Toilet 3.66 m²

TOTAL 83.25 m²

Terrace 23.45 m²

LOCAL TAXES

Taxe habitation: EUR

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Other units available from 1-bedroom to 4-bedroom apartments from €281,000 to €776,000

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

NOTES