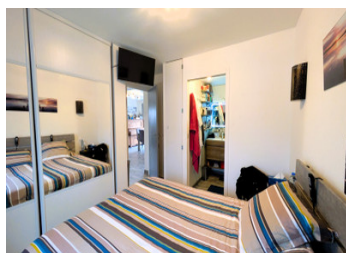
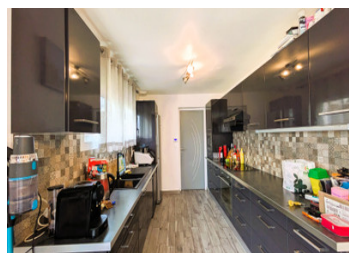


2019 House with 5 bedrooms near the Casino Beach, town centre, and schools



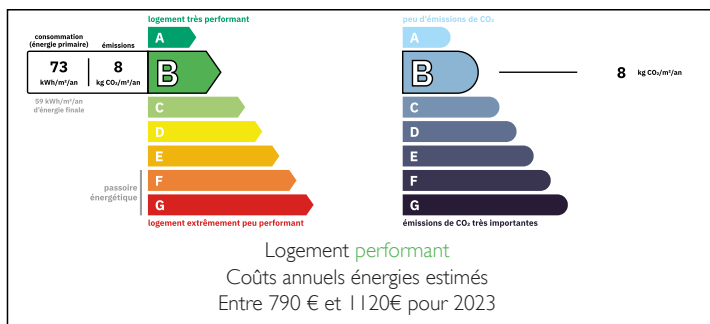
INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	112 m2
Plot Size:	430 m2

IN BRIEF

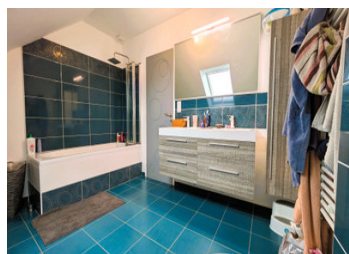
In a very quiet neighbourhood, a contemporary house built in 2019 in Perros-Guirec, close to the centre, the beach, schools and medical centre. 112 m² of living space and 136 m² of floor space. Kitchen opening onto a large living room. Master bedroom on the ground floor with shower room; 4 bedrooms upstairs with bathroom. Two outdoor terraces, garden, garage, wood shed. Children's play area. High level of comfort, underfloor heating, thermodynamic water heater, wood stove, large windows, south-facing.

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 details of the rooms are as follows:

Entrance veranda 5 m²

Living room, 3-sided bay window opening onto a south-facing terrace and garden 35 m²

Fully fitted and equipped kitchen 10 m²

Laundry room 7 m²

Garage with mezzanine storage space 17 m²

Master bedroom 9.50 m² with shower room with walk-in shower 3 m²

WC 1.20 m²

Bedroom 2, large skylight, laminate flooring 14 m²

Bedroom 3, large skylight, laminate flooring 9 m²

Bedroom 4, large skylight and double window 9.5 m²

Bedroom 5, two large skylights, laminate flooring 20 m²

Bathroom, free-standing bathtub, WC, double sink 6 m²

Landing 4.66 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