

PERROS-GUIREC Family home in the town centre with a garden, close to Trestignel beach



EXCLUSIVE

## INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	6
Bath:	3
Floor:	190 m2
Plot Size:	645 m2



## IN BRIEF

Located in the centre of Perros-Guirec, this house offers spacious rooms and an ideal layout for a family, a second home or a rental project.

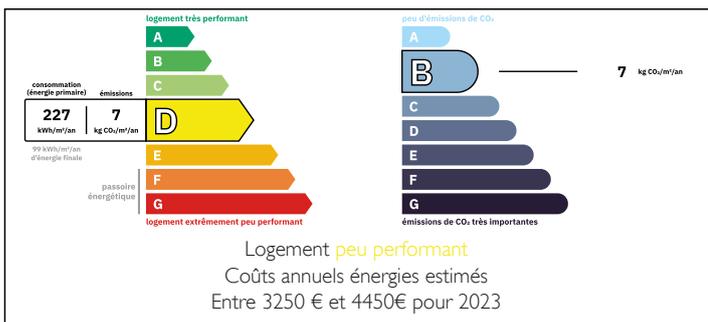
One of the great advantages of this property is its location, just a few steps from the Friday market, about 400 metres from the town hall and the shops in the centre,

and 700 metres from the magnificent Trestignel beach. You can walk to the beaches of Trestignel or Trestraou, taking the Chemin de la Messe , Rue des 7 Iles and Rue du Maréchal Foch, which offer exceptional sea views.

The house offers the perfect combination: close proximity to shops, easy access to beaches and walks, and the possibility of creating a seasonal rental business thanks to the separate flat.

A complete property, well located, with great potential and spaces that can be...

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Upon entering, you will find a functional main area comprising a bright living room, two bedrooms and a shower room.

Upstairs, the house has a separate apartment, which can be accessed as needed. It comprises two bedrooms, a living room with an open-plan kitchen, a shower room and a toilet. This space can accommodate family, be rented out or serve as a completely private area.

The semi-basement has been converted and comprises two additional bedrooms or offices, a shower room with toilet and a large garage.

The surface areas of the main rooms are as follows in square metres:

Ground floor:

Entrance hall 8.8

Toilet 1.3

Shower room 4.9

Kitchen 14

Veranda 12

Living room/lounge 26

Bedroom 12.6

Bedroom 11

Upstairs

Bedroom 8.6

Bedroom 8.2

Toilet 1.8

Lounge/kitchen 31

Shower room 3.2

In the semi-basement

Garage 39

Laundry room 9.8

Cellar 2.5

Shower room/toilet 4.2

Bedroom or study 15.5

Bedroom or study 11

Outside

Beautiful garden on a total plot size of 645 m<sup>2</sup>

Garden shed

Plenty of parking spaces always available opposite