

NEW Superb T4 2nd floor SEA VIEW 97 m2 / 3 bedrooms DELIVERY 2Q2025

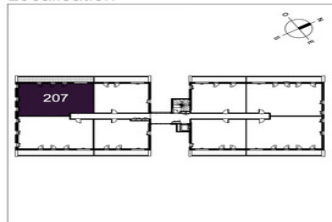


INFORMATION

Town:	Pléneuf-Val-André
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	97 m2
Outside Space:	19 m2



Localisation



Légende

	Entrée principale du logement
	Tableau électrique
	Emplacement ballon d'eau chaude
	Emplacement lave-vaisselle
	Emplacement réfrigérateur
	Emplacement cuisinon
	Picard
	Fenêtre
	Porte fenêtre
	Oscillo-battant
	Hauteur sous faux plafond
	Volet roulant
	Volet roulant électrique
	Fenêtre à siège vitrée fixe
	Garde-corps
	Sûreté serviette
	Suffite et Faux Plafond
	Gaine technique
	Calébotte



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.

Niveau	Logement	Type
R+2	207	T4

PIECES	SURFACES
Entrée + Pl	3.38 m ²
Séjour	33.32 m ²
Cuisine	9.26 m ²
Chambre 1 + Pl	15.67 m ²
Chambre 2	9.26 m ²
Chambre 3 + Pl	11.37 m ²
SdB + Wc	6.44 m ²
SdE	2.18 m ²
Dégagement	4.03 m ²
Wc + Pl	2.50 m ²
TOTAL	97.41 m ²

Terrasse	19.73 m ²
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DESCRIPTION

This brand-new 97 m² T4 west-facing flat with SEA VIEW comprises an entrance hall with cupboard, a pantry, a living room/kitchen, a shower room with separate WC and 3 bedrooms. The flat has a full-length 19 m² terrace. 2 basement parking spaces and a cellar.

SURFACES

Entrance + Ground floor 3.38 m²

Living room 33.32 m²

Kitchen 9.26 m²

Bedroom 1 + Flat 15.67 m²

Bedroom 2 9.26 m²

Bedroom 3 + Floor 11.37 m²

SdB + Wc 6.44 m²

Shower 2.18 m²

Storage 4.03 m²

Wc + Floor 2.50 m²

TOTAL 97.41 m²

Terrace 19.73 m²

NOTES

DELIVERY 2T 2025

Other units available from T2 to T5 from 299000€ to 840000€.

Other T4 units available from €530,000

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