

Ref: A23457HL29

Price: 310 506 EUR agency fees to be paid by the seller

SOUTH COAST BRITTANY LOCTUDY Residence, new flat T3 56m2 delivery IQ 2025









Niveau	Logement	Туре
R+3	317	Т3
PIE	CES	SURFACES
Séjour / Cuisine + PI		26.16 m ²
Chambre 1		14.56 m ²
Chambre 2		9.30 m ²
SdE + Wc		6.13 m ²
TOTAL		56.15 m ²
TOTAL + SU		57.01 m ²
Loggia		5.71 m ²

Légende Entrés principals du logsment: Tablesu électrique CH Chaudière LV Emplacement lave-vaiseite LL Emplacement lave-vaiseite LL Emplacement lave-vaiseite L Emplacement lave-vaiseite L Emplacement lave-vaiseite L Emplacement et lave PI Piscand PF Ports tendere VB Oscillo-battant VR Voier noutant FAF Fendere al altége-trique GC Gadré-corps Béchs serviette E E Sefits et flaux platend E Sefits et flaux platend

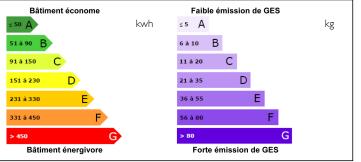
INFORMATION

Town:	Loctudy
Department:	Finistère
Bed:	2
Bath:	I
Floor:	56 m2
Outside Space:	5 m2

IN BRIEF

Beautiful senior residence in Loctudy, south Finistère, ideally located in the centre of town and just a few hundred metres from the beach. 3-storey residence with 108 flats including furniture and balcony or terrace. The service residence welcomes senior people who are self-sufficient or losing their independence, with a range of services and personalised support. The flats meet PRM standards and have special facilities. Highly profitable rental investment. Tax reduction. DELIVERY 1st Quarter 2025

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.

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DESCRIPTION

This south-facing $56m^2$ T3 flat comprises an entrance hall with cupboard, a living room/kitchen, a shower room with toilet and two bedrooms. This flat also has a 5.7 m² balcony.

Living room / Kitchen + cupboards 26.16 m² Bedroom 1 14.56 m² Bedroom 2 9.30 m² Shower room + WC 6.13 m² TOTAL 56.15 m² Loggia 5.71 m² T3 - 317 TOTAL + SU 57.01 m²

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

NOTES