

SOUTH COAST BRITTANY LOCTUDY Senior Residence, new flat T2 41 m2 Loggia LIVRAISON IQ 2025



INFORMATION

Town:	Loctudy
Department:	Finistère
Bed:	1
Bath:	1
Floor:	41 m2
Outside Space:	7 m2



IN BRIEF

Beautiful senior residence in Loctudy, south Finistère, ideally located in the centre of town and just a few hundred meters from the beach. 3-stores 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.



Légende

- Entrée principale du logement
- Tableau électrique
- CH
- LV
- LL
- R
- C
- PI
- F
- PF
- OB
- VR
- VRE
- FAF
- GC
- S
- G
- Calfebotis

Niveau	Logement	Type
R+3	308	T2+

PIECES	SURFACES
Séjour / Cuisine + Pl	21.48 m ²
Chambre + Pl	14.50 m ²
SdE + Wc	5.87 m ²
TOTAL	41.85 m ²

TOTAL + SU	41.91 m ²
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Loggia	7.40 m ²
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DESCRIPTION

This south-facing 41 m² T2 flat comprises an entrance hall with cupboard, a living room/kitchen, a shower room with toilet and a bedroom. This flat also has a 7.4 m² loggia.

Living room / Kitchen 21.48 m² with cupboards

Bedroom + wardrobe 14.50 m²

Shower room + WC 5.87 m²

TOTAL area 41.85 m²

Loggia 7.40 m²

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

NOTES