

### SOUTH COAST BRITTANY LOCTUDY Senior Residence, new flat T2 41 m2 Loggia LIVRAISON 1Q 2025











à.

# INFORMATION

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

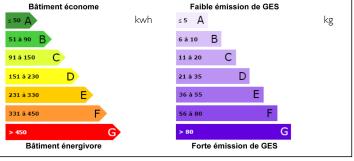
## IN BRIEF

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.

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



Ref: A23458HL29

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Price: 231 706 EUR agency fees to be paid by the seller



	Légende	
-	Entrée principale du logement	
	Tableau électrique	
сн —	Chaudière	
LV -	<ul> <li>Emplacement lave-vaiselle</li> </ul>	
ш —	Emplacement lave-linge	
R	Emplacement réfrigérateur	
c —	Emplacement cuisson	S
PI	Placard	C
F	Fenêtre	S
PF -	Porte fenêtre	Ť
ов —	Oscillo-battant	
VR -	<ul> <li>Volet roulant</li> </ul>	
VRE -	<ul> <li>Volet roulant électrique</li> </ul>	Т
FAF -	<ul> <li>Fenêtre à allège vitrée fixe</li> </ul>	
GC -	Garde-corps	
	Sèche serviette	L
- 223	<ul> <li>Soffite et faux plafond</li> </ul>	
	Gaine technique	
	Caillebotis	

NOTES

Niveau	Logement	Туре	
R+3	308	T2+	
PIECES		SURFACES	
Séjour / Cuisine + Pl		21.48 m <sup>2</sup>	
Chambre + PI		14.50 m <sup>2</sup>	
SdE + Wc		5.87 m <sup>2</sup>	
TOTAL		41.85 m <sup>2</sup>	
TOTAL + SU		41.91 m <sup>2</sup>	
Loggia		7.40 m <sup>2</sup>	

## DESCRIPTION

This south-facing  $41 \text{ m}^2 \text{ T2}$  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 m<sup>2</sup> loggia.

Living room / Kitchen 21.48 m<sup>2</sup> with cupboards Bedroom + wardrobe 14.50 m<sup>2</sup> Shower room + WC 5.87 m<sup>2</sup> TOTAL area 41.85 m<sup>2</sup> Loggia 7.40 m<sup>2</sup>

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

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