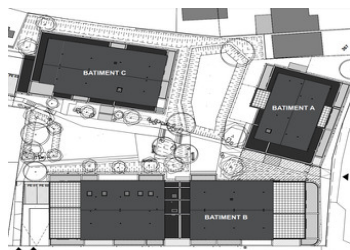


PORDIC NEW DUPLEX 4 BEDROOMS 111 m2 TERRACE 39 m2 DELIVERY 4T2025


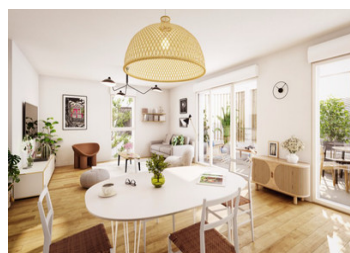


INFORMATION

Town:	Pordic
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	111 m2
Outside Space:	39 m2



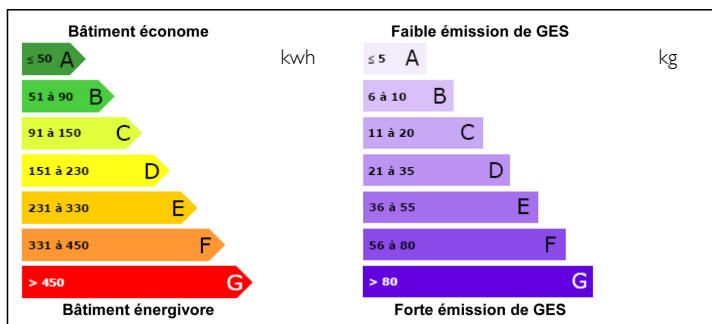
Bâtiment	Niveau	Appartement	Type
B	R+2	B 205 R+1	T5

IN BRIEF

Pordic is located in the Côtes d'Armor department, close to the prefecture of Saint-Brieuc and just a few kilometres from the beaches, in a natural environment between land and sea. Living in Pordic is a particularly attractive choice for anyone who loves the seaside and outdoor activities in this beautiful part of Brittany. DELIVERY 4T2025 T2 from €179,900 T3 from €249,900 T4 from €309,900

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.

DESCRIPTION

This 111 m2 duplex apartment on the top floor comprises, on the first level, a 34.36 m2 entrance/living room, a 12.05 m2 bedroom, a 4.73 m2 shower room, a 2.34 m2 separate WC and a 39.38 m2 terrace. On the second level, 3 bedrooms (11.69 m2, 9.37 m2 and 11.32 m2), a study area (9.75 m2), a corridor (5.31 m2), a bathroom (8.46 m2) and separate WC. 2 BOX parking spaces. DELIVERY 4T 2025

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



Tableau de surfaces	
ENTREE/SEJOUR	34.36 m²
CHAMBRE 1	12.05 m²
SDE	4.73 m²
CHAMBRE 2	11.69 m²
CHAMBRE 3	9.37 m²
CHAMBRE 4	11.32 m²
COIN BUREAU	9.75 m²
DGT	5.31 m²
SDB	8.46 m²
WC	1.66 m²
WC	2.34 m²
SURFACE HABITABLE	111.04 m²
TERRASSE	39.38 m²

NOTES