

Perros-Guirec Superb new seafront 3 Bedroom flat with terrace and private garden DELIVERY 2T2025



INFORMATION

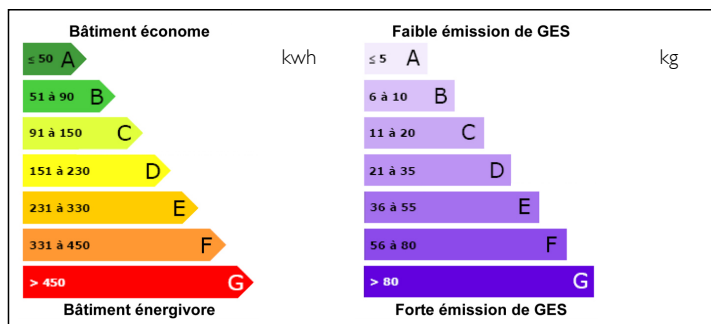
Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	92 m2
Outside Space:	40 m2

IN BRIEF

This seafront residence in the heart of Brittany's magnificent Pink Granite Coast enjoys a privileged location a stone's throw from Perros-Guirec's marina and shops. The residence offers 11 flats from 1 to 4 bedrooms, all very comfortable with large, light-filled living areas. Close to the restaurants, shops and cultural activities of the prestigious seaside resort of Perros-Guirec, also known for its thalassotherapy centre and casino. Available in 2Q2025 One bedroom from €175,000 2 bedrooms from €399,000 3 bedrooms from €499,000 4 bedrooms 850000€

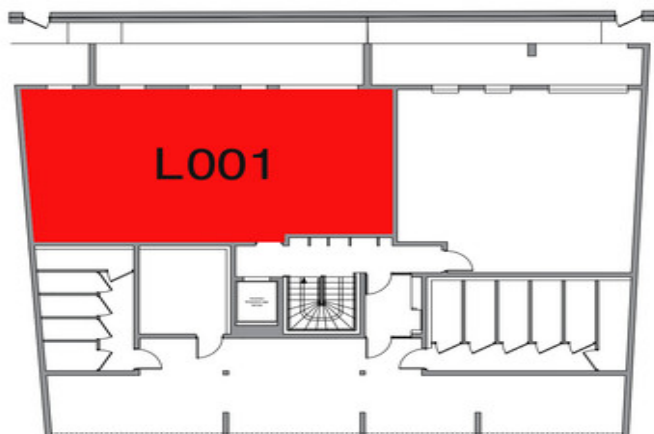


ENERGY - DPE



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.

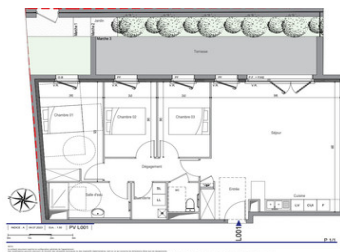
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



T4 - REZ DE CHAUSSE

Appartement L001

Entrée	4.2m²
Séjour / Cuisine	38.0m²
Chambre 1	14.5m²
Chambre 2	9.4m²
Chambre 3	9.4m²
Salle d'eau	6.8m²
WC	2.2m²
Buanderie	3.1m²
Dégagement	5.2m²
Surface habitable	92.8m²
Jardin privatif (compris terrasse)	40.3m²
Surface extérieure	40.3m²
SURFACE TOTALE	133.1m²



DESCRIPTION

This superb seafront T4 apartment (92.7 m2) comprises an entrance hall (3.9 m2), a 38.2 m2 living room/kitchen opening onto a terrace and private garden (40.3 m2 in total), three bedrooms (14.8 m2, 9.7 m2 and 9.7 m2). 3 bedrooms of 14.8 m2, 9.7 m2 and 9.7 m2, all opening onto the terrace (French windows or tilt-and-turn windows); shower room of 6.3 m2, separate WC, utility room and hallway. Covered parking and cellar.

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

NOTES