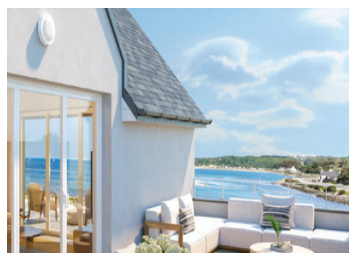


Perros-Guirec Front de Mer T3 NEW Ground Floor Delivery 2Q2025



INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	71 m2
Outside Space:	32 m2



IN BRIEF

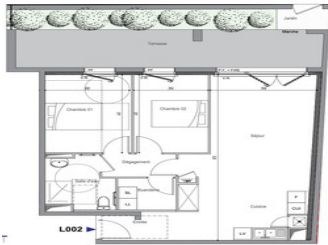
This seafront T3 flat on the 2nd and top floor of this small residence offers a 22.5 m2 living room opening onto a 12.7 m2 sea-view terrace. The 2 bedrooms (14.7 m2 and 9.8 m2) also have sea views. Shower room of 4.3 m2, WC, utility room, hallway. Dedicated covered parking and cellar. Delivery 2Q2025

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

Ground floor with terrace and private garden and direct access to the seafront.

Ground floor 2 Bedroom flat, living room of 31.6 m², two bedrooms of 11.9 and 10.2 m², sea view and access to terrace from all rooms.

Shower room 4.8 m², separate WC, utility room, hallway.

Dedicated covered parking, cellar.

DELIVERY 2T 2025

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

NOTES