

## PERROS GUIREC SEA FRONT NEW 3 BEDROOM FLAT DELIVERY 2T2025

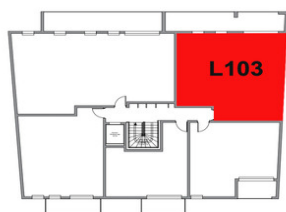


## INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	70 m2
Outside Space:	19 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€

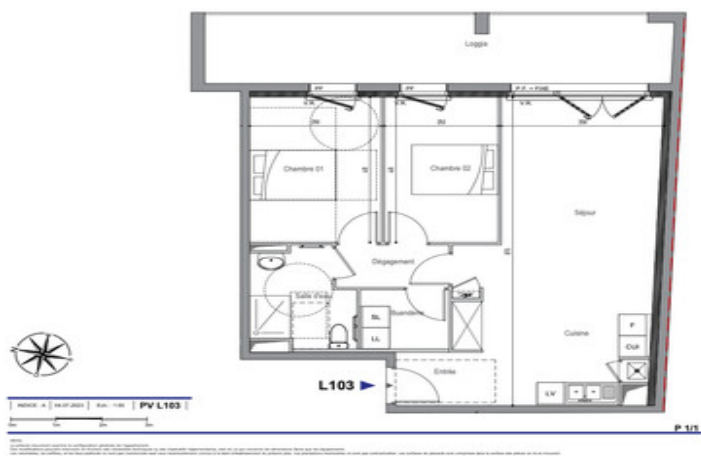


## ENERGY - DPE



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.



## Appartement L103

Entrée	2.9m²
Séjour / Cuisine	32.8m²
Chambre 1	11.9m²
Chambre 2	10.3m²
Salle d'eau	5.8m²
Buanderie	3.3m²
Dépassement	3.0m²
<b>Surface habitable</b>	<b>70.0m²</b>
Loggia	19.8m²
<b>Surface extérieure</b>	<b>19.8m²</b>



## DESCRIPTION

Flat with a total surface area of 89.8 m<sup>2</sup>, on the 1st floor with a living room/kitchen of 32.8 m<sup>2</sup> and 2 bedrooms of 11.9 m<sup>2</sup> and 10.3 m<sup>2</sup>. These 3 rooms have sea views and access to a 19.8 m<sup>2</sup> sea-view loggia.

Shower room of 5.8 m<sup>2</sup> with WC, utility room and hallway.

Covered parking and cellar.

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

## NOTES