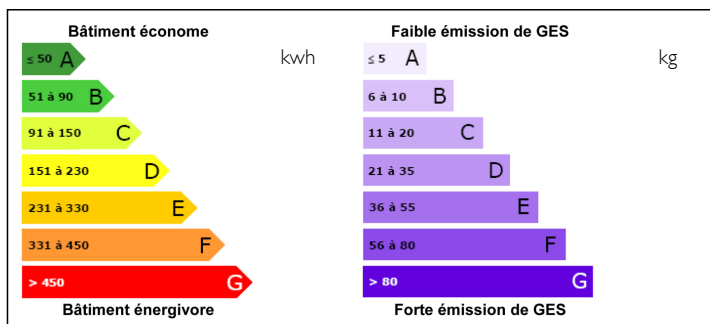


T3 ground floor flat with garden.



003 SURFACES HABITABLES		
Entrée	5,90	m²
Séjour / Cuisine	28,60	m²
SdA	5,50	m²
Wc	2,85	m²
Chambre 1	13,80	m²
Chambre 2	10,00	m²
<b>TOTAL SURFACE HABITABLE</b>	<b>66,65</b>	<b>m²</b>
SURFACES ANNEXES PRIVATIVES		
Terrasse		m²
Jardin (jouissance privative)	26,30	m²

## ENERGY - DPE



## INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	66.65 m2
Outside Space:	26 m2

## IN BRIEF

In Brittany, by the sea, in Perros-Guirec in the heart of the Pink Granite Coast, a small, beautiful residence of 22 flats just a stone's throw from the marina. Shops, market, bakeries, chemists and restaurants are all within easy reach. The residence has just 2 storeys and is ideal for both main and second homes. It combines architectural charm with the comfort of modern amenities: secure residence, private parking, landscaped exteriors, acoustic comfort, connected home, fully-equipped kitchen, individual condensing boiler, quality finishing in the bedrooms. Available in 4Q2024.

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.

NIVEAU	TYPE	APPARTEMENT n°
RDC	T3	003



## DESCRIPTION

This attractive 2-bedroom ground floor flat has a total surface area of 66.65 m<sup>2</sup> and a 26.30 m<sup>2</sup> garden. Covered parking space in the basement. It comprises a 5.90 m<sup>2</sup> entrance hall, a 28.60 m<sup>2</sup> living room/kitchen, a 5.50 m<sup>2</sup> shower room, a 2.85 m<sup>2</sup> separate toilet and 2 bedrooms of 13.80 m<sup>2</sup> and 10.00 m<sup>2</sup>.

Available from 4Q2024. Other T3s available from 324000€; T4s from 420000€ (available 4Q2025) and 445000€ (available 4Q24).

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

## NOTES