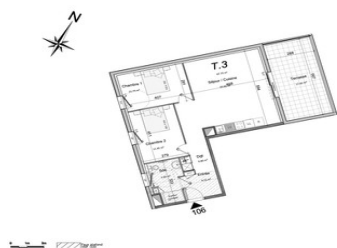
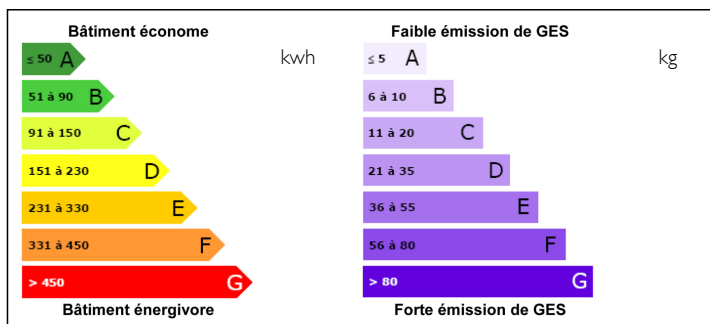


Beautiful 2-bedroom flat on the 1st floor with 17m2 terrace



106 SURFACES HABITABLES		
Entrée	4,15	m²
Dgt	4,80	m²
Séjour / Cuisine	30,20	m²
Sde	5,50	m²
Chambre 1	11,85	m²
Chambre 2	11,45	m²
<b>TOTAL SURFACE HABITABLE</b>	<b>67,95</b>	<b>m²</b>
SURFACES ANNEXES PRIVATIVES		
Terrasse	17,45	m²

## ENERGY - DPE



## INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	67 m2
Outside Space:	17 m2

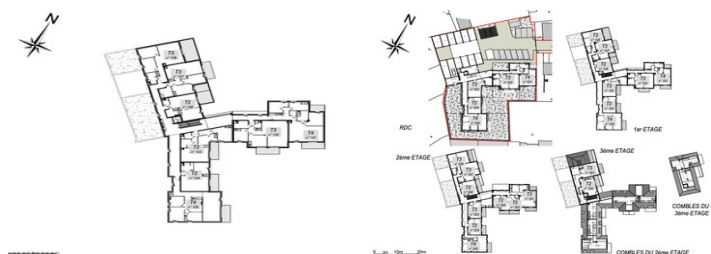
## IN BRIEF

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

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°
R+1	T3	106



## DESCRIPTION

The 2-bedroom flat on the 1st floor has 67.9 m<sup>2</sup> of living space and a 17.45 m<sup>2</sup> terrace. There is a basement parking space.

It comprises a 4.15 m<sup>2</sup> entrance hall, a 4.80 m<sup>2</sup> hallway, a 5.50 m<sup>2</sup> shower room with toilet, a 30.20 m<sup>2</sup> living room/kitchen and 2 bedrooms of 11.85 and 11.45 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