

T3 Duplex flat on 2nd floor. Delivery 4Q2024

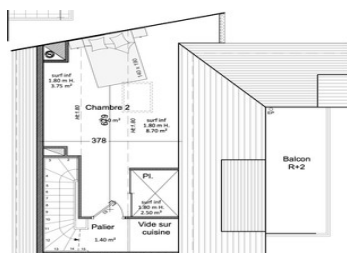


INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	67 m ²
Outside Space:	8 m ²

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.



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.



203 SURFACES HABITABLES		
Surfaces Habitables		Surfaces inférieures
Séjour / Cuisine	32,95 m²	1,80 m H.
Sde	5,50 m²	4,00 m²
Wc	2,85 m²	
Chambre 1	16,05 m²	3,05 m²
Chambre 2	9,10 m²	14,95 m²
Pailier	1,40 m²	
TOTAL SURFACE HABITABLE	67,85 m²	22,00 m²
SURFACES ANNEXES PRIVATIVES		
Balcon		8,15 m²

NIVEAU	TYPE	APPARTEMENT n°
R+2	T3	203

Plan de localisation

DESCRIPTION

This attractive T3 flat on the second floor, facing east, comprises 2 levels.

On the first level, entrance, on the right, separate toilet 2.85 m², shower room 5.50 m² then living room/kitchen of 32.95 m² with staircase leading to the second level and balcony of 8.15m². To the left of the entrance, large bedroom of 16 m² and 2 cupboards totalling 3 m² (additional surface area less than 1.80 m high).

On the second level with access to the staircase, landing of 1.4m² and beautiful bedroom under the roof of 9.1 m² with 14.95 m² of additional surface area (space and large cupboard less than 1.80 m high).

In total 67.85 m² of living space and 22 m² of additional usable space; balcony 8.15 m²; parking space number 10.

Delivery 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