



Ref: A23081HL22

Price: 699 000 EUR

agency fees to be paid by the seller

# PLENEUF-VAL-ANDRE SUPERB NEW 5-ROOM APARTMENT 134 m TERRACE 12 m CELLAR 2 UNDERGROUND PARKING SPACES



## INFORMATION

Town: Pléneuf-Val-André

Department: Côtes-d'Armor

Bed: 4

Bath: 3

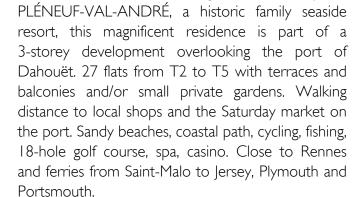
Floor: I34 m2

Outside Space: 12 m2









In the Côtes d'Armor region of Brittany, in









**ENERGY - DPE** 

DPE not required.

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.





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#### LOCAL TAXES

Taxe habitation: EUR

### **DESCRIPTION**

This 134.74 m² four-bedroom flat on the third and top floor, facing east, has four bedrooms, one living room/kitchen, one bathroom, one shower room, a  $3.22 \times 3.87$  m terrace, a cellar (number C4) and two covered parking spaces in the basement (spaces 06B and 09).

The surface areas are as follows:
Entrance hall/cupboard 5.86 m²
Living room/kitchen 40.86 m²
Bedroom I 20.65 m²
Bedroom 2 + cupboard I4.85 m²
Bedroom 3 I2.37 m²
Bedroom 4 II.06 m²
Bathroom + WC 6.33 m²
Shower room 3.52 m²
Hallway I 10.04 m²
Hallway 2 2.76 m²
WC + 2.21 m²
Laundry room 4.23 m²
TOTAL I34.74 m²
Terrace I2.27 m²

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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**