

## New 3 bedroom flat Centre de Perros-Guirec; delivery 2th Quarter 2028



Surfaces en m <sup>2</sup>	Habitable
Entrée	5,44
Séjour/Cuisine + PL	30,40
Chambre 1 + PL	11,32
Chambre 2 + PL	10,57
Chambre 3 + PL	9,57
Dgt + PL	5,78
SDE	4,42
SDB	4,14
WC	2,08
<b>Total SHAB</b>	<b>83,72 m<sup>2</sup></b>
Terrasse	13,10
Jardin	225,20
<b>Total Annexes</b>	<b>238,30 m<sup>2</sup></b>

## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	83 m <sup>2</sup>
Outside Space:	225 m <sup>2</sup>

## IN BRIEF

In the centre of Perros Guirec, in the upper part of the Mairie district, a short distance from shops, restaurants, services and Trestraou beach, in a residence with 66 flats in 3 buildings. Ground floor, 3 bedroom flat, 83.72 m<sup>2</sup>, entrance 5.44 m<sup>2</sup>, living room/kitchen 30.40 m<sup>2</sup>, bedroom 11.32 m<sup>2</sup>, bedroom 10.57 m<sup>2</sup>, bedroom 9.57 m<sup>2</sup>, hallway 5.78 m<sup>2</sup>, shower room 4.42 m<sup>2</sup>, bathroom 4.14 m<sup>2</sup>, separate toilet 2.08 m<sup>2</sup>. Terrace 13.10 m<sup>2</sup>. Garden 225.20 m<sup>2</sup>. Private bicycle storage, garage box in basement. Other choices of 1/2/3 bedroom flats. Delivery 2th Quarter 2028

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.



## DESCRIPTION

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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