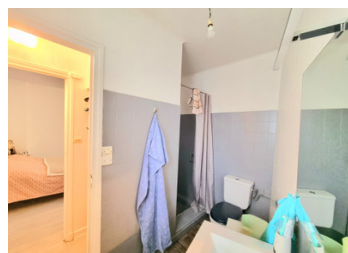
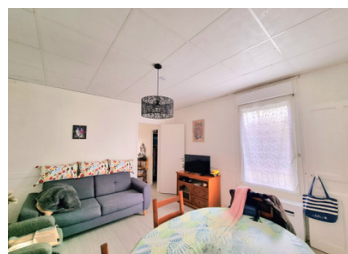


Apartment F2 near the Saint-Brieuc train station, two hours from Paris



INFORMATION

Town:	Saint-Brieuc
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	47 m ²
Outside Space:	10 m ²

IN BRIEF

In the heart of Saint-Brieuc, a ten-minute walk from Tgv station, two hours from Paris, this two-room apartment is located on the 1st floor of the quiet building.

It is composed of:

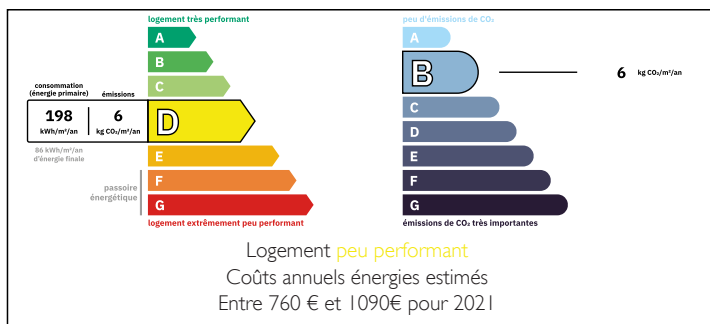
- a fitted kitchen,
- a living room,
- a room and its adjoining dressing room,
- From a bathroom, WC

The apartment is extended by a well-exposed private terrace, allowing you to enjoy mild sunny moments.

Thanks to its new heat pump, the thermal comfort of this apartment is certain.

The accommodation is currently rented.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

In the heart of Saint-Brieuc, ten minutes walk from the Tgv station, two hours from Paris, this apartment with a surface of about 47 m², two rooms is located on the 1st floor of the building, quiet.

It is composed of:

- a kitchen, (9 m²)
- a dining room 15 m²)
- of a stay/room (18 m²)
- From a dressing room
- a bathroom, etc.

Thanks to its new heat pump, the thermal comfort of this apartment is certain.

The accommodation is currently rented.

A co-ownership was recently set up. The charges are very low. The atmosphere of the building is peaceful.

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