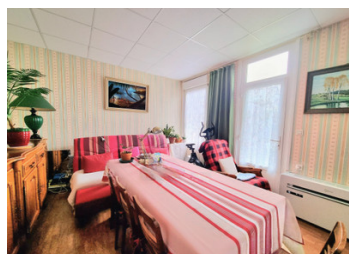


Apartment F2 near the Tgv station of Saint-Brieuc, two hours from Paris



INFORMATION

Town:	Saint-Brieuc
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	40 m2
Outside Space:	10 m2

IN BRIEF

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

It is composed of:

- a kitchen serving a living room / living room
- a room serving a bathroom
- a clearance with WC

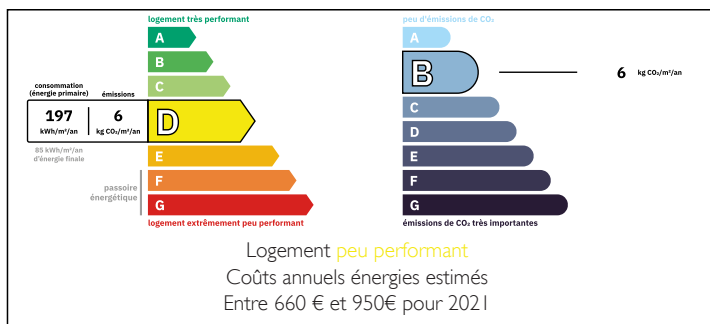
You have an outdoor private area.

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

The apartment is rented, guaranteed your investment.

A co-ownership was recently set up. The charges

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.

DESCRIPTION

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

With a surface area of about 40m², the apartment is composed of:

- a kitchen serving (9m²)
- a living room (16m²)
- a room serving a bathroom (16 m²)
- a clearance with WC

You also have an outdoor private area.

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

The apartment is rented, guaranteed your investment.

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>

LOCAL TAXES

Taxe habitation: EUR

NOTES