



Ref: A39821HL22

Price: 365 000 EUR

agency fees to be paid by the seller

PLENEUF-VAL-ANDRE NEW APARTMENT on the ground floor with 2 BEDROOMS 83 m terrace m underground parking



INFORMATION

Town: Pléneuf-Val-André

Department: Côtes-d'Armor

Bed: 2

I Bath:

Floor: 83 m2

Outside Space: 23 m²













IN BRIEF

In the Côtes d'Armor region of Brittany, in PLÉNEUF-VAL-ANDRÉ, a historic family seaside resort, this magnificent residence is part of a 3-storey development overlooking the port of Dahouët. 27 flats from T2 to T5 with terraces and balconies and/or small private gardens. Walking distance to local shops and the Saturday market on the port. Sandy beaches, coastal path, cycling, fishing, 18-hole golf course, spa, casino. Close to Rennes and ferries from Saint-Malo to Jersey, Plymouth and Portsmouth.

FNFRGY - DPF

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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DESCRIPTION

This 83m² two-bedroom flat on the ground floor, facing south-east, has two bedrooms, one living room/kitchen, one bathroom, one toilet, one shower room, a terrace, and one covered parking space.

The surface areas are as follows:
Entrance hall/cupboard 6.39m²
Living room/kitchen 39.74m²
Bedroom I and cupboard I2.86m²
Bedroom 2 + cupboard I3.40m²
Bathroom 5.3 I m²
Hallway I.89m²
Toilet 3.66 m²
TOTAL 83.25 m²
Terrace 23.45 m²

LOCAL TAXES

Taxe habitation: EUR

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

NOTES