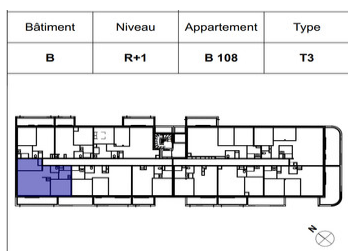
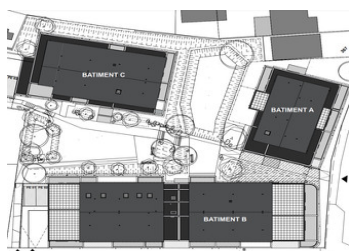
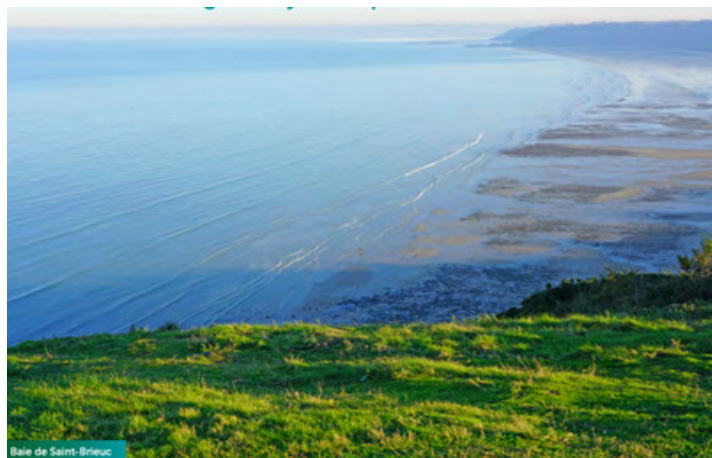
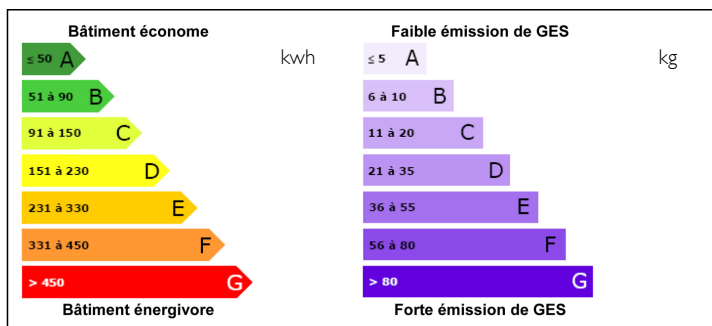


## PORDIC Centre Ville NEW FLAT 2 Bedrooms DELIVERY 4T2025



## ENERGY - DPE



## INFORMATION

Town:	Pordic
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	57 m2
Outside Space:	10 m2

## IN BRIEF

Pordic is located in the Côtes d'Armor department, close to the prefecture of Saint-Brieuc and just a few kilometres from the beaches, in a natural environment between land and sea. Living in Pordic is a particularly attractive choice for anyone who loves the seaside and outdoor activities in this beautiful part of Brittany. DELIVERY 4T2025 T2 from €179,900 T3 from €249,900 T4 from €309,900

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

This first-floor, south-west-facing T3 comprises a 30 m2 entrance/living/dining room, a 10.98 m2 bedroom, a second 9.52 m2 bedroom, a 4.95 m2 shower room and separate WC.

Total living area 57.19 m2

Balcony 10.32 m2. Covered basement parking space.

DELIVERY 4T2025

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



Tableau de surfaces	
. ENTREE/SEJOUR/DGT	29,97 m <sup>2</sup>
. CHAMBRE 1	10,98 m <sup>2</sup>
. CHAMBRE 2	9,52 m <sup>2</sup>
. SDE	4,95 m <sup>2</sup>
. WC	1,77 m <sup>2</sup>
<b>SURFACE HABITABLE</b>	<b>57,19 m<sup>2</sup></b>
BALCON	10,32 m <sup>2</sup>



## NOTES