

## NEW Superb T4 2nd floor SEA VIEW 97 m2 / 3 bedrooms DELIVERY 2Q2025



## INFORMATION

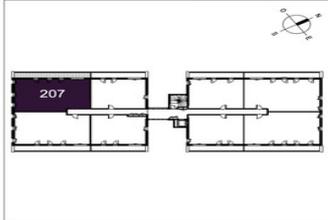
|                |                   |
|----------------|-------------------|
| Town:          | Pléneuf-Val-André |
| Department:    | Côtes-d'Armor     |
| Bed:           | 3                 |
| Bath:          | 2                 |
| Floor:         | 97 m2             |
| Outside Space: | 19 m2             |



## IN BRIEF

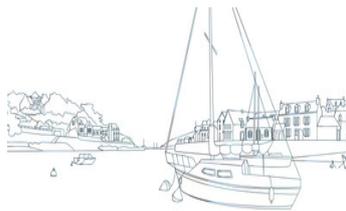
In the Côtes d'Armor region of Brittany, in PLÉNEUF-VAL-ANDRÉ, a historic family seaside resort, this magnificent residence is part of a 3-storey development overlooking the port of Dahouët. 27 flats from T2 to T5 with terraces and balconies and/or small private gardens. Walking distance to local shops 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. DELIVERY 2T 2025

### Localisation

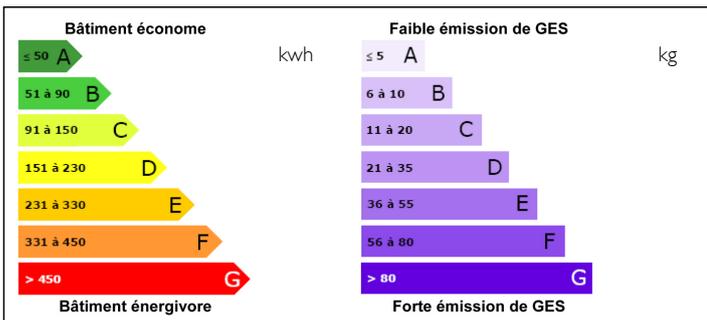


### Légende

|  |                                 |
|--|---------------------------------|
|  | Entrée principale du logement   |
|  | Tableau électrique              |
|  | Emplacement ballon d'eau chaude |
|  | Emplacement lave-vaisselle      |
|  | Emplacement réfrigérateur       |
|  | Emplacement cuisinon            |
|  | Fenêtre                         |
|  | Porte fenêtre                   |
|  | Circulo-sottant                 |
|  | Hauteur sous faux plafond       |
|  | Volet roulant                   |
|  | Volet roulant électrique        |
|  | Fenêtre à assise vitrée fixe    |
|  | Garde-corps                     |
|  | Stèche serviette                |
|  | Suffite et Faux Plafond         |
|  | Gaine technique                 |
|  | Galeries                        |



## 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.

| Niveau | Logement | Type |
|--------|----------|------|
| R+2    | 207      | T4   |

| PIECES         | SURFACES                   |
|----------------|----------------------------|
| Entrée + PI    | 3.38 m <sup>2</sup>        |
| Séjour         | 33.32 m <sup>2</sup>       |
| Cuisine        | 9.26 m <sup>2</sup>        |
| Chambre 1 + PI | 15.67 m <sup>2</sup>       |
| Chambre 2      | 9.26 m <sup>2</sup>        |
| Chambre 3 + PI | 11.37 m <sup>2</sup>       |
| SdB + Wc       | 6.44 m <sup>2</sup>        |
| SdE            | 2.18 m <sup>2</sup>        |
| Dégagement     | 4.03 m <sup>2</sup>        |
| Wc + PI        | 2.50 m <sup>2</sup>        |
| <b>TOTAL</b>   | <b>97.41 m<sup>2</sup></b> |

|                 |                            |
|-----------------|----------------------------|
| <b>Terrasse</b> | <b>19.73 m<sup>2</sup></b> |
|-----------------|----------------------------|



## DESCRIPTION

This brand-new 97 m<sup>2</sup> T4 west-facing flat with SEA VIEW comprises an entrance hall with cupboard, a pantry, a living room/kitchen, a shower room with separate WC and 3 bedrooms. The flat has a full-length 19 m<sup>2</sup> terrace. 2 basement parking spaces and a cellar.

### SURFACES

Entrance + Ground floor 3.38 m<sup>2</sup>

Living room 33.32 m<sup>2</sup>

Kitchen 9.26 m<sup>2</sup>

Bedroom 1 + Flat 15.67 m<sup>2</sup>

Bedroom 2 9.26 m<sup>2</sup>

Bedroom 3 + Floor 11.37 m<sup>2</sup>

SdB + Wc 6.44 m<sup>2</sup>

Shower 2.18 m<sup>2</sup>

Storage 4.03 m<sup>2</sup>

Wc + Floor 2.50 m<sup>2</sup>

TOTAL 97.41 m<sup>2</sup>

Terrace 19.73 m<sup>2</sup>

## NOTES

DELIVERY 2T 2025

Other units available from T2 to T5 from 299000€ to 840000€.

Other T4 units available from €530,000

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