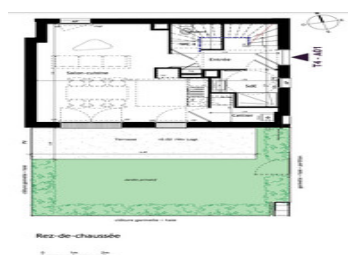
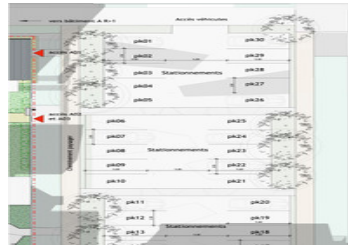
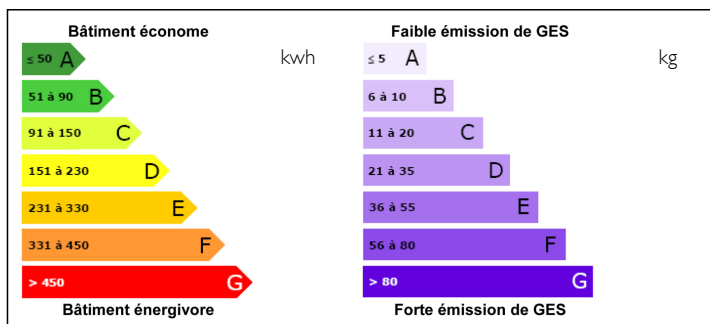


Apartment-House T4 NEW / Last Unit / DELIVERY IMMINENT



ENERGY - DPE



INFORMATION

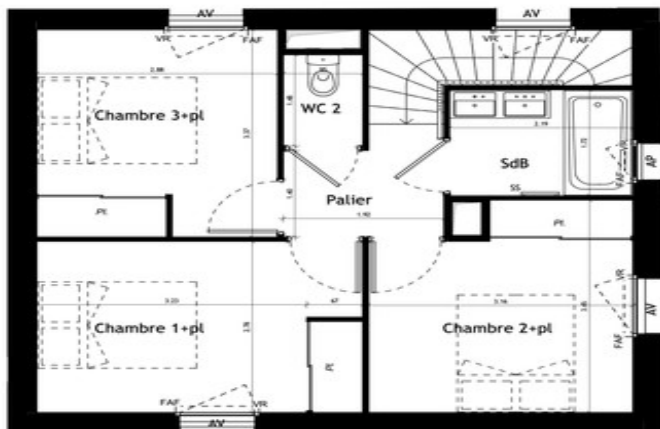
Town:	Saint-Brieuc
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	78 m2
Outside Space:	42 m2

IN BRIEF

Saint-Brieuc is the economic hub and prefecture of the Côtes d'Armor, a tourist department renowned for the beauty of its rugged coastline, from the Pink Granite Coast to the Emerald Coast, and for its historic towns of character such as Dinan, Tréguier, Lannion and Moncontour. This apartment-home is the last available lot in this development, with delivery imminent in Q3 2023.

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.



Légende

CUIS	Emplacement cuisson
LL	Emplacement lave-linge
LV	Emplacement lave-vaisselle
REF	Emplacement réfrigérateur
TE	Tableau électrique
VR	Volet roulant
PF	Porte-fenêtre
FAF	Fenêtre à frappe
SOU	Fenêtre à soufflet
AV	Allège vitrée
AP	Allège pleine
hspo	Hauteur sous poutre
PV	Pare-vue
SS	Sèche-serviettes
	Gaine technique
	Faux-plafond = 2.25m
	Dalles sur plots
	Gravillons



DESCRIPTION

South-facing 78 m² duplex flat with terrace and private garden. Ground floor: entrance, cupboard, storeroom, living room/kitchen, shower room with separate toilet. First floor: 3 bedrooms, bathroom, separate toilet. 2 private parking spaces. New development, last lot, delivery imminent.

Storeroom 2.35 m²

Entrance hall 4.57 m²

Living room-kitchen 27.03 m²

Shower room 3.76 m²

WC 1 1.95 m²

Bedroom 1+closet 10.84 m²

Bedroom 2+closet 9.93 m²

Bedroom 3+closet 9.70 m²

Landing 3.09 m²

Bathroom 3.77 m²

WC 2 1.41 m²

78.40 m²

Private garden 29.20 m²

Terrace 13.13 m²

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

NOTES