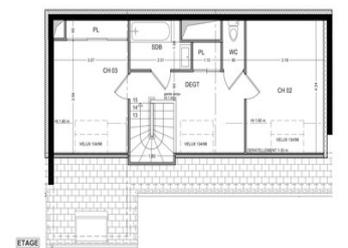
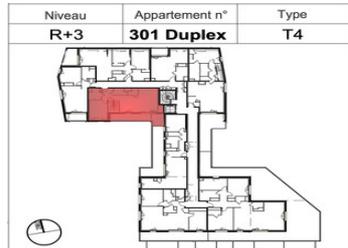


PLEURTUIT COTE D'EMERAUDE Superb new duplex flat. 3 Bedrooms. Last available. Delivery 2Q 2025



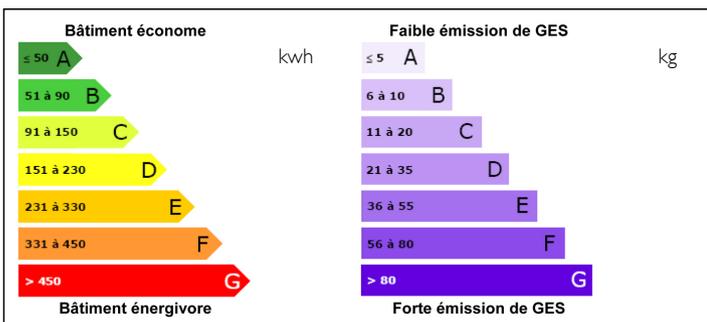
INFORMATION

Town:	Pleurtuit
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	91 m ²
Outside Space:	14 m ²

IN BRIEF

The charm of the Emerald Coast awaits you in Pleurtuit, close to Dinard and Saint-Malo. Harmony with nature, between land and sea, in the heart of a lively town all year round. Family flat, primary or secondary residence, rental investment.

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.

TABLEAU DES SURFACES

	HABITABLES
ENTREE / SALON / SEJOUR	34.54 m ²
CHAMBRE 01	11.94 m ²
SALLE D'EAU	4.15 m ²
WC	2.74 m ²
CELLIER	1.91 m ²
CHAMBRE 02	11.74 m ²
CHAMBRE 03	10.85 m ²
SDB	3.65 m ²
WC	1.42 m ²
DEGT	8.69 m ²
SURFACES	91.63 m²
TERRASSE	14.37 m ²

NOTA : La surface des placards est incluse dans celle des pièces attenantes

DESCRIPTION

On the south-facing third floor, this duplex comprises, on the first level, an entrance/living room of 34.54 m² with a terrace of 14.37 m², a bedroom of 11.94 m², a shower room of 4.15 m², separate WC of 2.74 m² and a storeroom of 1.91 m². On the second attic level, a bedroom of 11.74 m², a second bedroom of 10.85 m², a bathroom of 3.65 m², separate WC of 1.42 m², hallway of 8.69 m². 2 parking spaces.

Of the 38 lots in the residence, only 14 are available:

- 9 1-bedroom flats from 224900 euros
- 4 2-bedroom flats from 284900 euros
- 1 3-bedroom flat subject of this listing

DELIVERY 2T 2025

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

NOTES