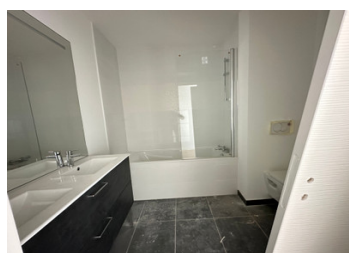


## NEW 2 BEDROOMS DELIVERY NOVEMBER 2025 MARINA PLENEUF-VAL-ANDRE



### INFORMATION

|                |                   |
|----------------|-------------------|
| Town:          | Pléneuf-Val-André |
| Department:    | Côtes-d'Armor     |
| Bed:           | 2                 |
| Bath:          | 2                 |
| Floor:         | 95 m2             |
| Outside Space: | 14 m2             |



### IN BRIEF

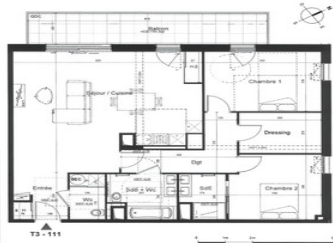
In the Côtes d'Armor region of Brittany, in PLÉNEUF-VAL-ANDRÉ, a historic family seaside resort, this magnificent residence is part of a 3-storey development overlooking the port of Dahouët. 27 flats from T2 to T5 with terraces and balconies and/or small private gardens. Walking distance to local shops 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.

### ENERGY - DPE

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.



## DESCRIPTION

This NEW 95m<sup>2</sup> west-facing two-bedroom flat comprises an entrance hall with cupboard, a living room/kitchen, a bathroom with toilet, a large bedroom with shower room and a second bedroom. Large dressing room. 13m<sup>2</sup> balcony and 2 covered parking spaces.

### SURFACES

Entrance hall + 4.66m<sup>2</sup>

Living room/kitchen + 39.30m<sup>2</sup>

Bedroom 1 13.57m<sup>2</sup>

Bedroom 2 11.33m<sup>2</sup>

Walk-in wardrobe 6.45m<sup>2</sup>

Bathroom + WC 5.51m<sup>2</sup>

Shower room 3.68 m<sup>2</sup>

Hallway 7.49 m<sup>2</sup>

WC + Hall 3.12 m<sup>2</sup>

TOTAL 95.11 m<sup>2</sup>

Balcony 14.19 m<sup>2</sup>

## NOTES

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