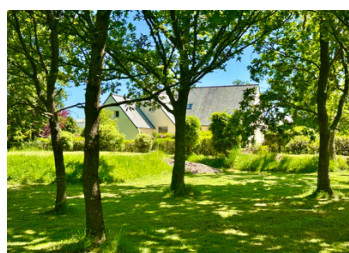
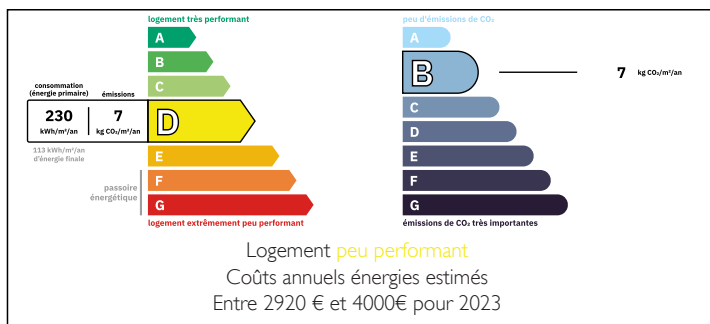


Under Accepted Offer

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	179 m ²
Plot Size:	6290 m ²

IN BRIEF

In Perros-Guirec, on the Pink Granite Coast and just minutes from beaches, marina and town centre, we offer this superb property set in exceptional grounds of 6 290 m², part of which is wooded.

Built to a high standard, the 5-bedroom house includes on the ground floor: 23 m² garage and cellar, 6 m² entrance hall, 14 m² kitchen, 6 m² storeroom, 12 m² dining room opening onto a 45 m² lounge with fireplace and large south-facing windows, 12 m² master bedroom with 3 m² dressing room, 4 m² shower room, separate toilet, corridor and hallway.

First floor: 18 m² landing/office leading to four bedrooms (9/10/12/14 m²), 6 m² bathroom and separate WC.

Outside: attractive garden, large tarmac courtyard, outbuilding with garage and woodshed, greenhouse and wooded grounds.

Quiet, secluded yet close to town and coast. Further details and 360° views on...

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

.EXCLUSIVE : PERROS-GUIREC – Superb 5-bedroom property on 6 290 m², 5 min from the beach

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

LOCAL TAXES

Taxe fonci  re: 2144 EUR

NOTES