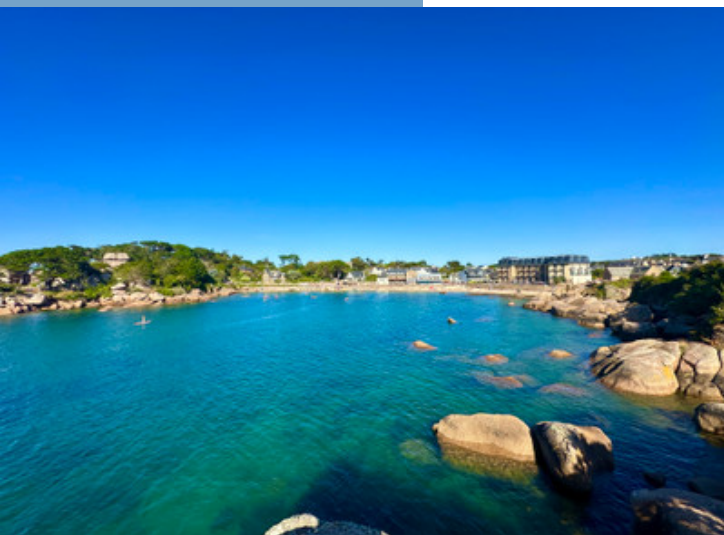




ST-GUIREC BEACH PLOUMANAC'H PROPERTY
WITH SEA VIEWS 2 BEDROOMS 30 M FROM THE
BEACH, GARAGE, WORKSHOP, 550 M²

ST-GUIREC BEACH
PLOUMANAC'H PROPERTY
WITH SEA VIEWS 2
BEDROOMS 30 M FROM
THE BEACH, GARAGE,
WORKSHO...



PROPERTY FACT FILE	
REFERENCE	A39156HL22
PRICE	€ 885,400 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	1
ACCOMMODATION	73 m ²
LAND	700 m ²
TOWN	Perros-Guirec
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	
FEATURES	Mains Drains, Garage, Detached
<small>*Price based on current exchange rate which is subject to change</small>	



- panoramic sea views
- 30 metres from the beach in the centre of Ploumanac'h
- one of the most beautiful sites in Perros-Guirec
- sale of the residential part, garage, garden
- possibility of acquiring a 55 m² commercial space

ST-GUIREC BEACH
 PLOUMANAC'H
 PROPERTY WITH SEA
 VIEWS 2 BEDROOMS 30 M
 FROM THE BEACH,
 GARAGE, WORKSHO...
 Ref : A39156HL22

You're sure to fall in love with Ploumanac'h, the pearl of the Pink Granite Coast.

Just 30 metres from Saint-Guirec beach, you'll be charmed by this rare property offering a unique view of one of the most beautiful sites on the Breton coast. Set on approximately 700 m² of land with a garden

DESCRIPTIF

The approximate surface areas of this property are as follows:

Laundry room 13 m²

Workshop 27 m²

Garage 18 m²

Entrance hall 2.4 m²

Corridor 4 m²

Shower room/toilet 3.2 m²

Kitchen/living room 40 m²

Terrace 11 m²

Bedroom 12 m²

Bedroom 13 m²

Garden 550 m²

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



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39156HL22>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

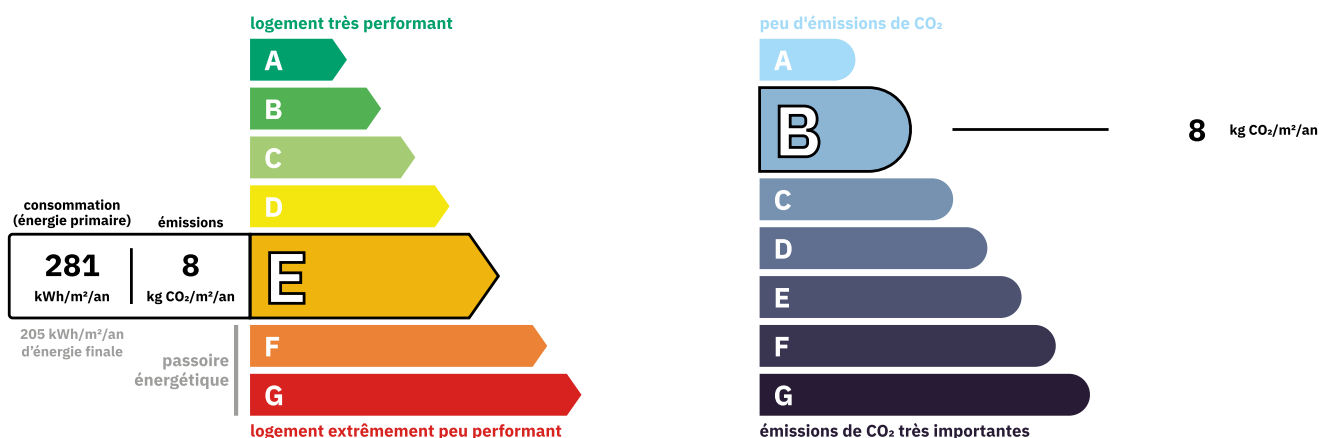
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ST-GUIREC BEACH
PLOUMANAC'H PROPERTY
WITH SEA VIEWS 2
BEDROOMS 30 M FROM THE
BEACH, GARAGE, WORKSHO.

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

Ref : A39156HL22

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 1180 € and 1660€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A39156HL22
FILE COMPLETE
AND PHOTOS
ON REQUEST

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