



## PLENEUF-VAL-ANDRE MAGNIFICENT NEW 4 BEDROOM APARTMENT WITH MARINA AND SEA VIEWS 2 PARKINGS PLACES

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PLENEUF-VAL-ANDRE  
MAGNIFICENT NEW 4  
BEDROOM APARTMENT  
WITH MARINA AND SEA  
VIEWS 2 PARKINGS  
PLACES...



## PROPERTY FACT FILE

REFERENCE	A40009HL22
PRICE	€ 705,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	136 m <sup>2</sup>
LAND	12 m <sup>2</sup>
TOWN	Pléneuf-Val-André
DEPARTMENT	
LOCATION	Village property
TYPE	Appartement, Family Home
CONDITION	New Build
FEATURES	Mains Drains, Garage, High speed internet

\*Price based on current exchange rate which is subject to change



- The superb seaside resort of PLÉNEUF-VAL-ANDRÉ
- Close to the marina and the GR34
- 2.5 km of white sandy beach at Val André
- Saturday food market at the port 2 minutes away
- PLANS, FILES AND PHOTOS AVAILABLE ON REQUEST

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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.

## DESCRIPTIF

This 136.68 m<sup>2</sup> four-bedroom flat on the third and top floor, facing west, has four bedrooms, one living room/kitchen, one bathroom, one shower room, a 3.22 x 3.87 m terrace, a cellar (number C5) and two covered parking spaces in the basement (spaces 05B and 08).

The surface areas are as follows:

Entrance hall/cupboard 7.38 m<sup>2</sup>

Living room/kitchen 57.56 m<sup>2</sup>

Pantry 4.16 m<sup>2</sup>

Bedroom 1 11.91 m<sup>2</sup>

Bedroom 2 9.20 m<sup>2</sup>

Bedroom 3 + balcony 10.83 m<sup>2</sup>

Bedroom 4 12.19 m<sup>2</sup>

Bathroom 5.49 m<sup>2</sup>

Shower room 2.72 m<sup>2</sup>

Hallway 8.32 m<sup>2</sup>

Toilet 1 2.20 m<sup>2</sup>

Toilet 2 + balcony 4.42 m<sup>2</sup>

Laundry room 4.23 m<sup>2</sup>

TOTAL 136.68 m<sup>2</sup>

Terrace 12.45 m<sup>2</sup>

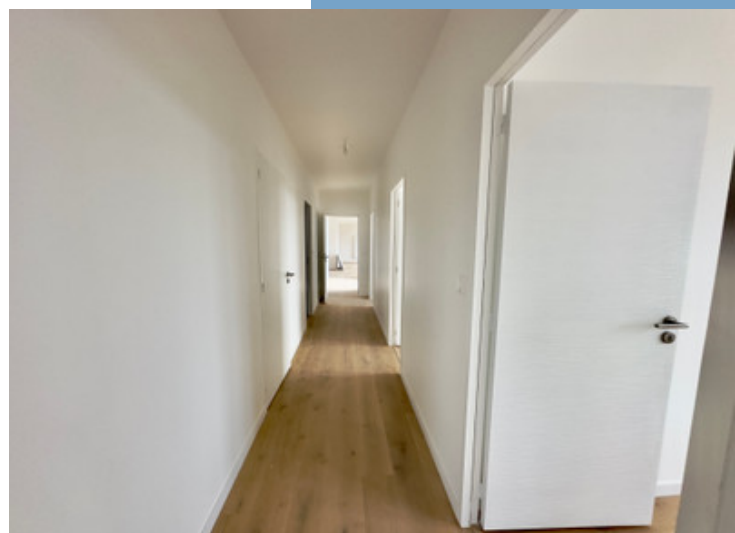
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40009HL22>

COMPLETE FILE AND PHOTO ON REQUEST



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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
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DPE not required.

## NOTICE

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## CONTACT

Réf : A40009HL22  
FILE COMPLETE  
AND PHOTOS  
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