



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

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PLENEUF-VAL-ANDRE  
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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
<small>*Price based on current exchange rate which is subject to change</small>	



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- 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.

## DESCRIPTION

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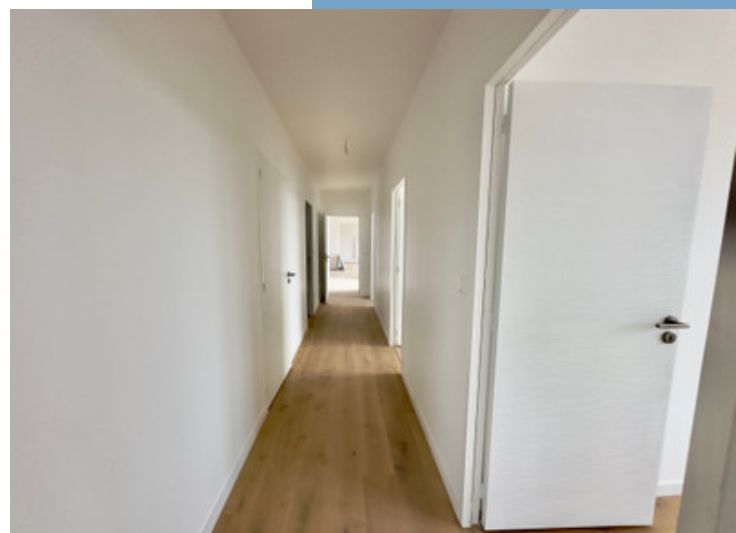
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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MARINA AND SEA VIEWS 2  
PARKINGS PLACES...

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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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1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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 :A40009HL22  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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