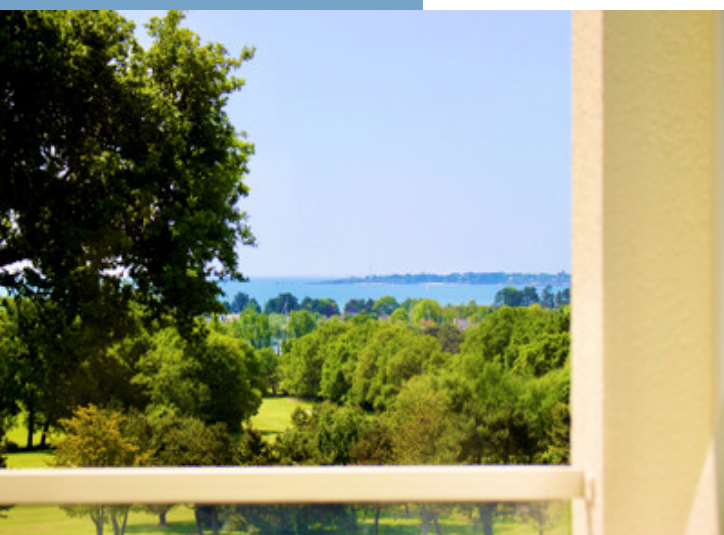




VIEWS ACROSS THE GOLF COURSE TO THE SEA  
FOR THIS BEAUTIFUL 4 BEDROOM, 3 BATHROOM  
HOME WITH LARGE GARDEN.

VIEWS ACROSS THE GOLF COURSE TO THE SEA FOR THIS BEAUTIFUL 4 BEDROOM, 3 BATHROOM HOME WITH LARGE GAR...



| PROPERTY FACT FILE  |   |
|---|---|
| REFERENCE   | A21501VLA29   |
| PRICE   | € 1,179,749<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM   | 4   |
| BATHROOM  | 3   |
| ACCOMMODATION   | 180 m <sup>2</sup>  |
| LAND  | 2865 m <sup>2</sup>   |
| TOWN  | La Forêt-Fouesnant  |
| DEPARTMENT  |   |
| LOCATION  | Hamlet property   |
| TYPE  | Maison de Vacances, House, Family Home                                      |
| CONDITION   | Habitable   |
| FEATURES  | Mains Drains, Garage, Private parking                                       |
| <small>*Price based on current exchange rate which is subject to change</small> |   |





- Privileged location
- Close to the beach
- Prestigious Golf Course on the doorstep
- Stunning views
- Gated Community

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Rare to the market, this beautifully presented property, set in a gated community giving extra security, offers spacious accommodation with stunning views from both the ground floor and the first floor. Both the home itself and the location are simply outstanding. Situated overlooking the prestigious Golf de Cornouaille, 18 hole golf course ,

## DESCRIPTIF

On entering the property you arrive in the hallway with stairs to the first floor, cloakroom, access to the garage. Opposite the entrance door you are met by double doors taking you into the spacious living room with inset woodburner and those fabulous views from all of the windows and patio doors. This room is simply flooded with light making the most of those views. The living room has an arch into the dining area and onto the kitchen, there is also a door to the utility room. At the other side you have a door entering into the office also with that spectacular vista. From here there is a spiral staircase to an ensuite, double bedroom with fitted cupboards.

From the main staircase you have access to the first floor, from the landing there are 3 bedrooms, one of which has its own WC and bathroom with separate shower. You will also find another WC and wetroom. Outside the property is surrounded by its garden and has ample parking.

All sizes are approximate

Ground Floor

Entrance Hall - 11 m<sup>2</sup>

Lounge - 45 m<sup>2</sup>

Kitchen/Dining - 28 m<sup>2</sup>

Office - 12 m<sup>2</sup>

1st Floor

Main Bedroom with Balcony - 16 m<sup>2</sup>

Ensuite - 5,5 m<sup>2</sup>

Bedroom - 12 m<sup>2</sup>

Ensuite - 3,7 m<sup>2</sup>

2 further Bedrooms 16 m<sup>2</sup> and 10 m<sup>2</sup>

Garage - 18 m<sup>2</sup>

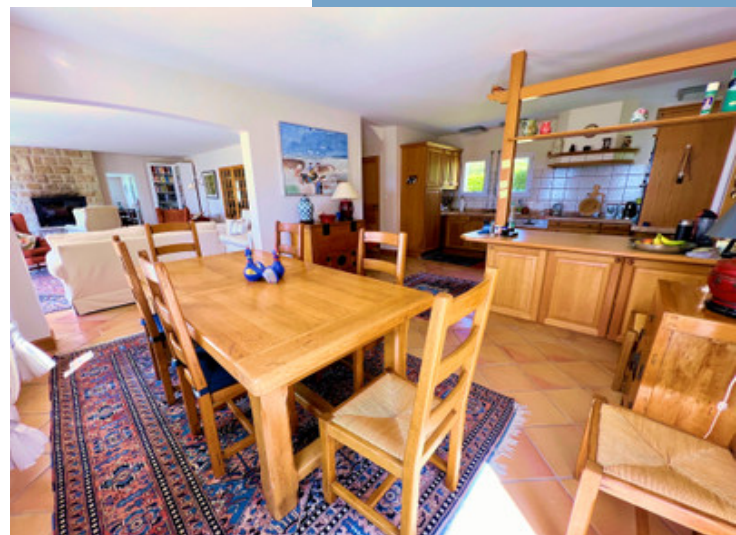
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21501VLA29>

COMPLETE FILE AND PHOTO ON REQUEST

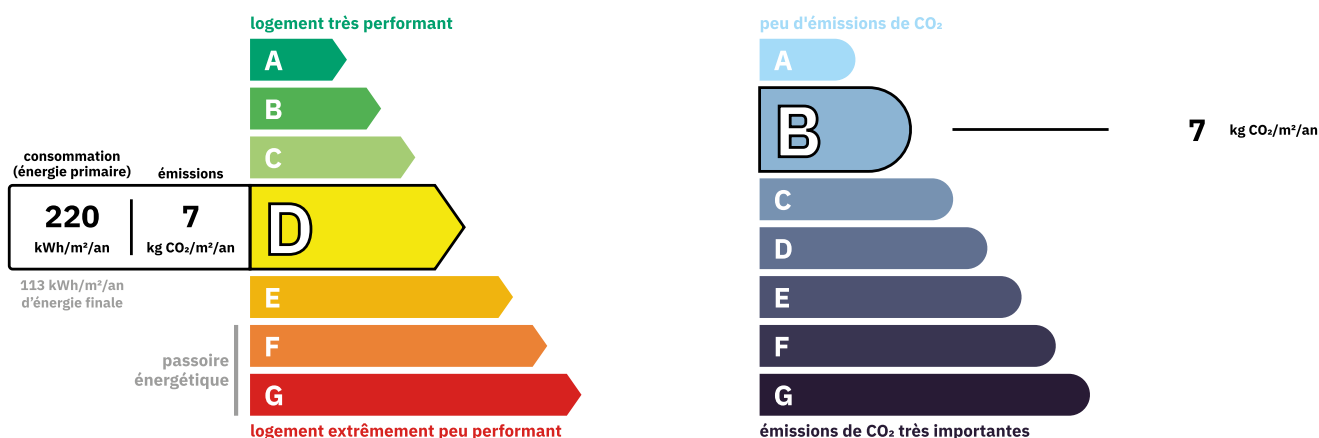


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## ENERGIE-DPE

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Property **Poorly efficient**  
Estimated annual energy costs  
between 2190 € and 3030€ for 2021

## NOTICE

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

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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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