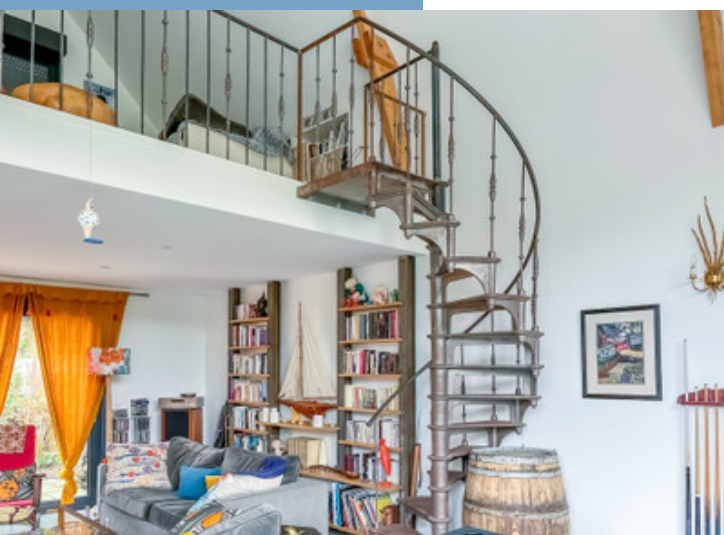
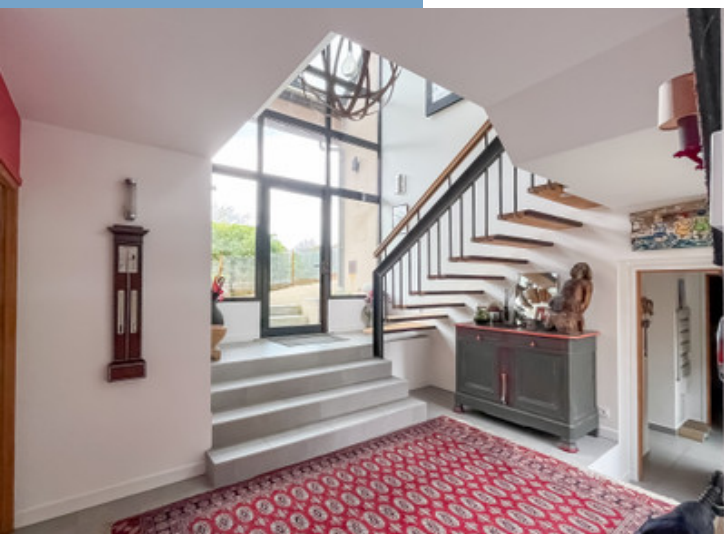




## STUNNING FAMILY HOME NEAR TO THE BEACH AND GOLF COURSE



STUNNING FAMILY HOME  
NEAR TO THE BEACH  
AND GOLF COURSE...



PROPERTY FACT FILE	
REFERENCE	A27580SIS35
PRICE	€ 1,995,000 £ 1,690,862* <small>*agency fees included: 4 % TTC to be paid by the buyer (1 925 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	168 m²
LAND	900 m²
TOWN	Saint-Briac-sur-Mer
DEPARTMENT	Ille_et_Vilaine
LOCATION	Coastal
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Private parking, Close to golf course, Close to the coast
<small>*Price based on current exchange rate which is subject to change</small>	



- South-facing garden with terrace & heated jacuzzi
- 4-bedrooms (2 of which en-suite)
- Underfloor heating
- Solar panels
- Privacy ensured as not overlooked (no vis-a-vis)

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This exceptional and bespoke designed property in the gorgeous village of St-Briac-sur-Mer is located approx 700 meters (10 minutes' walk) from the beach, shops and restaurants and less than 5 minutes from Dinard Golf Course. Located in a quiet residential area, privacy is guaranteed as it is not overlooked and has gated access to the garden.

## DESCRIPTIF

This stunning house makes an ideal family home or second / holiday home with ample space to set up as home office when working remotely.

Entering the property through the car port entrance (off-street parking for two cars), you arrive at the upstairs landing with wooden stairs leading down to the second, glass fronted entrance and hallway.

The hallway gives access to the back garden via glass sliding doors. This garden has mature plants and shrubs plus water features and dining area. With it being located below street level and enclosed, it offers privacy and shelter from those too warm days. An ideal spot for entertaining and dinner parties.

Back in the central hallway, we turn right into the large downstairs bedroom with glass sliding doors giving direct access to the south-facing garden. The bedroom has its own walk-in dressing room and is currently set up with a home-office area, leading into an en-suite wet room with his & her sinks.

Next we enter the large kitchen diner with views both to the rear and front gardens. Ideal for entertaining or large family and friends gatherings, the stylish kitchen with its underfloor heated tiled floor, offers ample cupboard space and modern design features.

Through the kitchen we access the lounge area with access to both the rear and front gardens. In the atrium part, a contemporary metal spiral staircase gives access to the mezzanine level currently set up as television room and library. The atrium, presently used as games and



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27580SIS35>

COMPLETE FILE AND PHOTO ON REQUEST

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

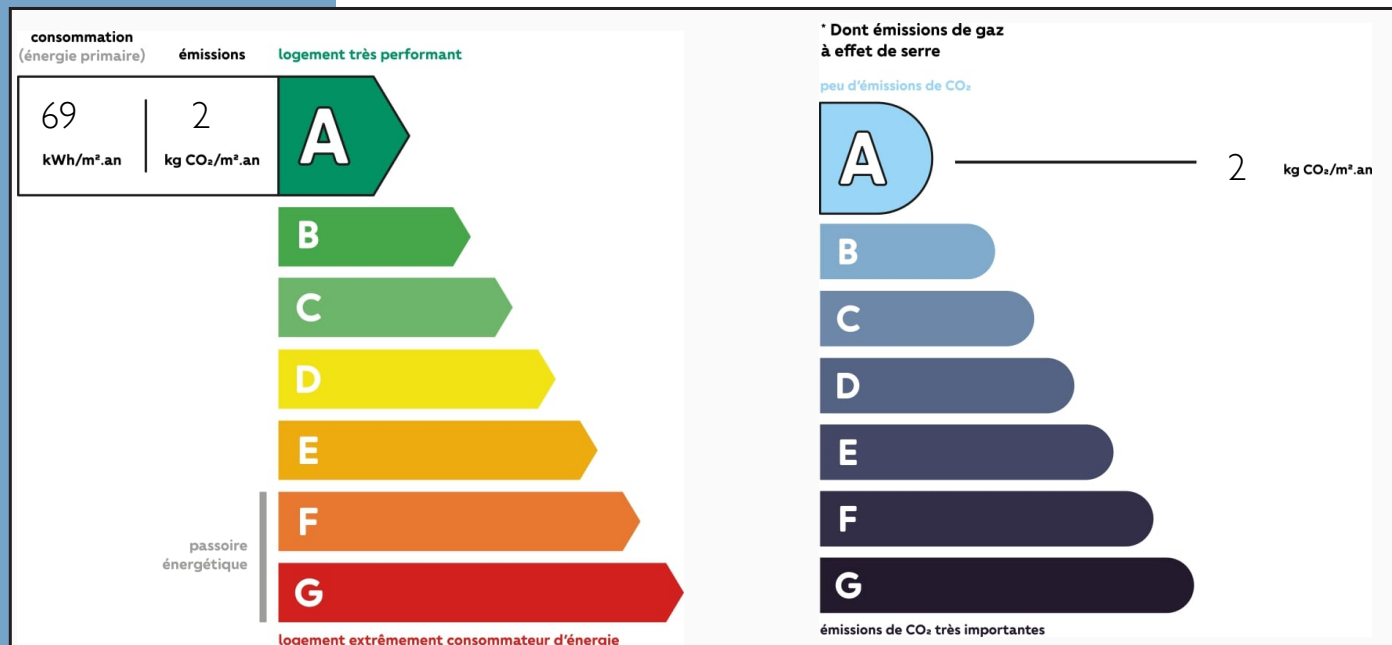
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

STUNNING FAMILY HOME  
NEAR TO THE BEACH AND  
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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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## ENERGIE-DPE



## 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 : A27580SIS35  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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