

STUNNING CLIFFTOP HOUSE WITH SEPARATE  
RENTAL APARTMENT, PANORAMIC OCEAN  
VIEWS AND ONLY 100M FROM THE BEACH.

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HOUSE WITH SEPARATE  
RENTAL APARTMENT,  
PANORAMIC OCEAN  
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FROM THE...



PROPERTY FACT FILE	
REFERENCE	A31621SEB29
PRICE	€ 551,200 £ 466,056* <small>*agency fees included: 6 % TTC to be paid by the buyer (520 000 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	152 m <sup>2</sup>
LAND	197 m <sup>2</sup>
TOWN	Saint-Nic
DEPARTMENT	Finistere
LOCATION	
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	Seaview, Character property, Covered parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Stunning sea views.
- Good income potential.
- Low maintenance, ideal holiday home.
- 100m walk to famous Saint Nic beach.
- Bright and spacious living space.

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This breathtaking clifftop property offers panoramic ocean views and is just 100 meters walk from the famous Saint Nic beach.

The main house features a large double bedroom with a luxurious ensuite bathroom, complemented by spacious and bright living areas. Additionally, the separate 2-bedroom rental presents an excellent

## DESCRIPTIF

Various restaurants and bars an easy walk away.

Make the most of the 1.5 km of fine sand on this magnificent beach nestling in the heart of the Bay of Douarnenez.

In summer, it's the ideal place for a relaxing beach day or a great starting point for excursions along the GR 34 walking route at any time of year.

Sports enthusiasts are not forgotten: sand yachting, surfing, paddle and kite-surfing are just some of the activities on offer.

Supervised by lifeguards in summer, you can swim in complete safety.

In the evening enjoy a superb sunset over the sea.

20 minutes to Chateaulin (Banks, Supermarket and all facilities)

40 minutes to Quimper train station

50 minutes to Brest airport or TGV train station

1 hour 20 minutes to Roscoff ferry to Ireland and UK

Dimensions -

Main House - 90m<sup>2</sup>

Ground Floor - 55,5m<sup>2</sup>

Halway -  $(3 \times 3,2) + (1,1 \times 0,9) = 10,6\text{m}^2$

W.C. -  $1,3 \times 1,2 = 1,6\text{m}^2$

Kitchen -  $(2,9 \times 2,5) + (1,5 \times 1,5) = 9,5\text{m}^2$

Living room -  $3,6 \times 9,4 = 33,8\text{m}^2$

Terrace -  $(1,5 \times 6,3) + (3,5 \times 0,9) = 12,6\text{m}^2$

1st Floor - 34,7m<sup>2</sup>

Landing -  $(2,3 \times 1,1) + (5 \times 0,9) = 7\text{m}^2$  (2m width at floor)

Bedroom -  $3,9 \times 4,9 = 19,1\text{m}^2$

Dressing room -  $1,8 \times 1 = 1,8\text{m}^2$

Bathroom -  $1,8 \times 3,8 = 6,8\text{m}^2$  (5,5m width at floor)

Small Courtyard / Parking at front

Apartment - 62m<sup>2</sup>

Hallway -  $1,1 \times 3,3 = 3,6\text{m}^2$

Dining room -  $3,6 \times 2 = 7,2\text{m}^2$

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31621SEB29>

COMPLETE FILE AND PHOTO ON REQUEST

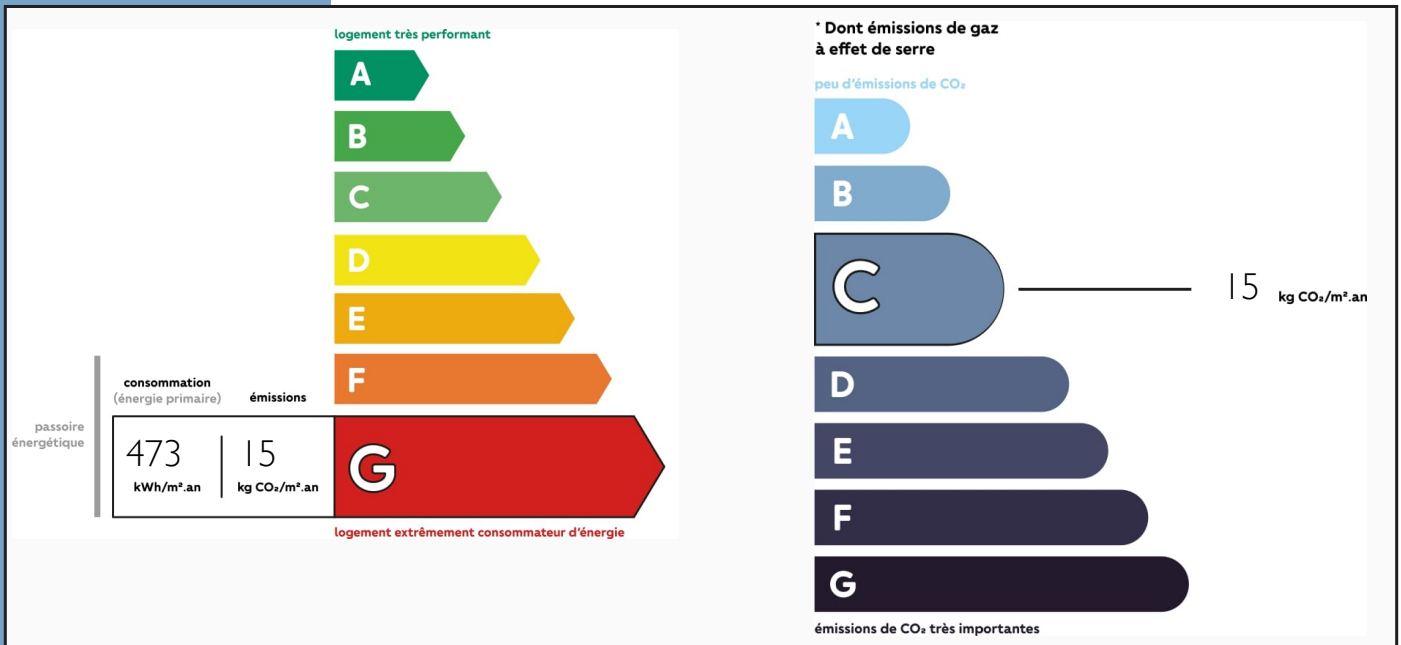


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A31621SEB29  
FILE COMPLETE  
AND PHOTOS  
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