



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 £ 0* <small>*agency fees included: 0 % TTC to be paid by the buyer (1 323 809 EUR hors honoraires)</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

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

Ref : A21501VLA29

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 Comouaille, 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>

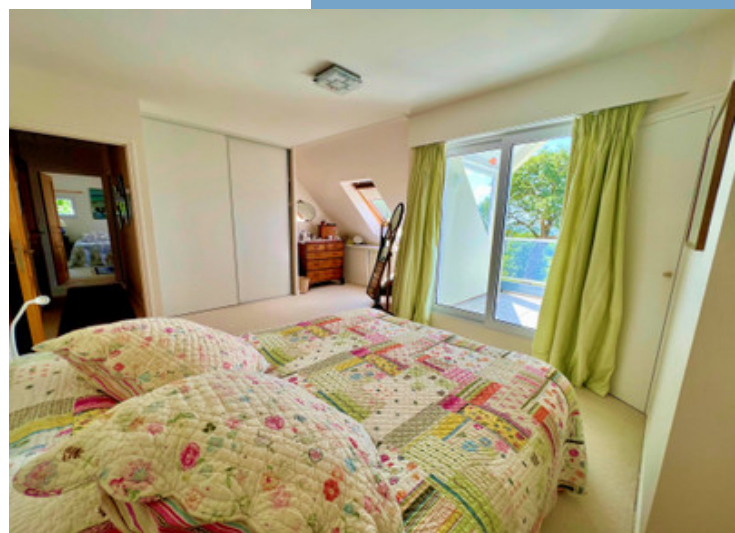
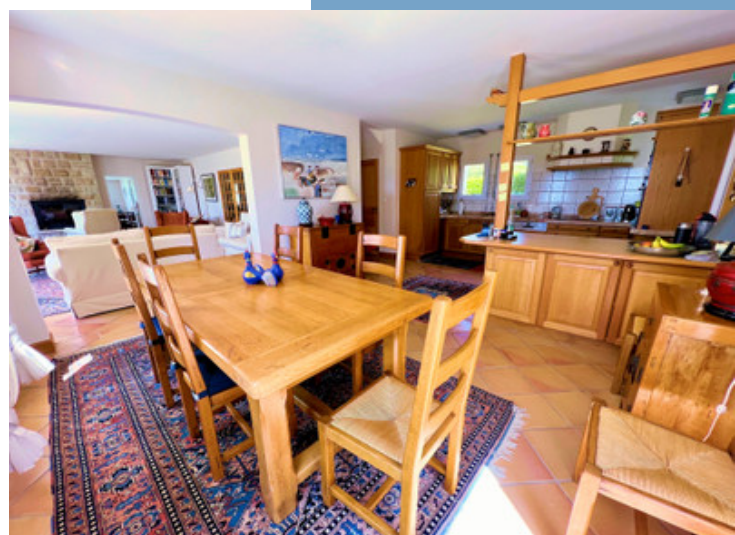
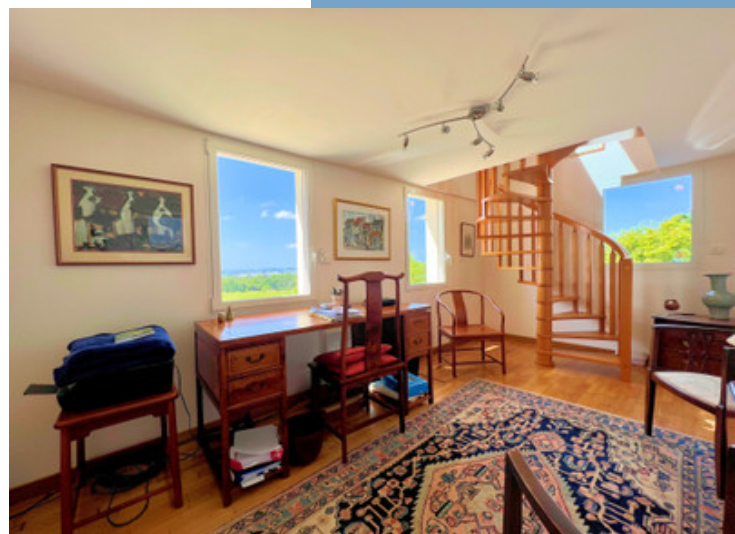
-----

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

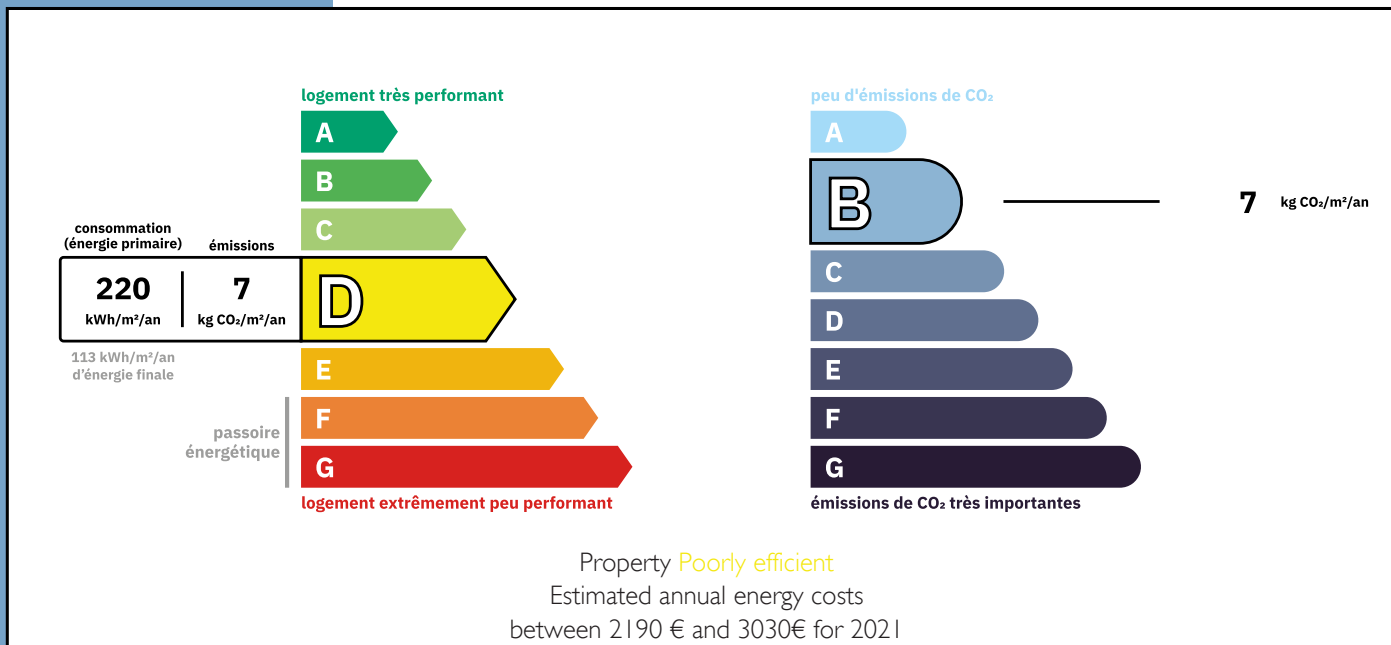


VIEWS ACROSS THE GOLF COURSE TO THE SEA FOR THIS BEAUTIFUL 4 BEDROOM, 3 BATHROOM HOME WITH LARGE GAR...

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

Ref : A21501VLA29

## ENERGIE-DPE



## NOTICE

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

I: 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.

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 :A21501VLA29  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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)