



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

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



PROPERTY FACT FILE	
REFERENCE	A31621SEB29
PRICE	€ 551,200 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (520 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	2
ACCOMMODATION	152 m ²
LAND	197 m ²
TOWN	Saint-Nic
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	Seaview, Character property, Covered parking
*Price based on current exchange rate which is subject to change	



- 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 - 90m²

Ground Floor - 55,5m²

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 - 34,7m²

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 - 62m²

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

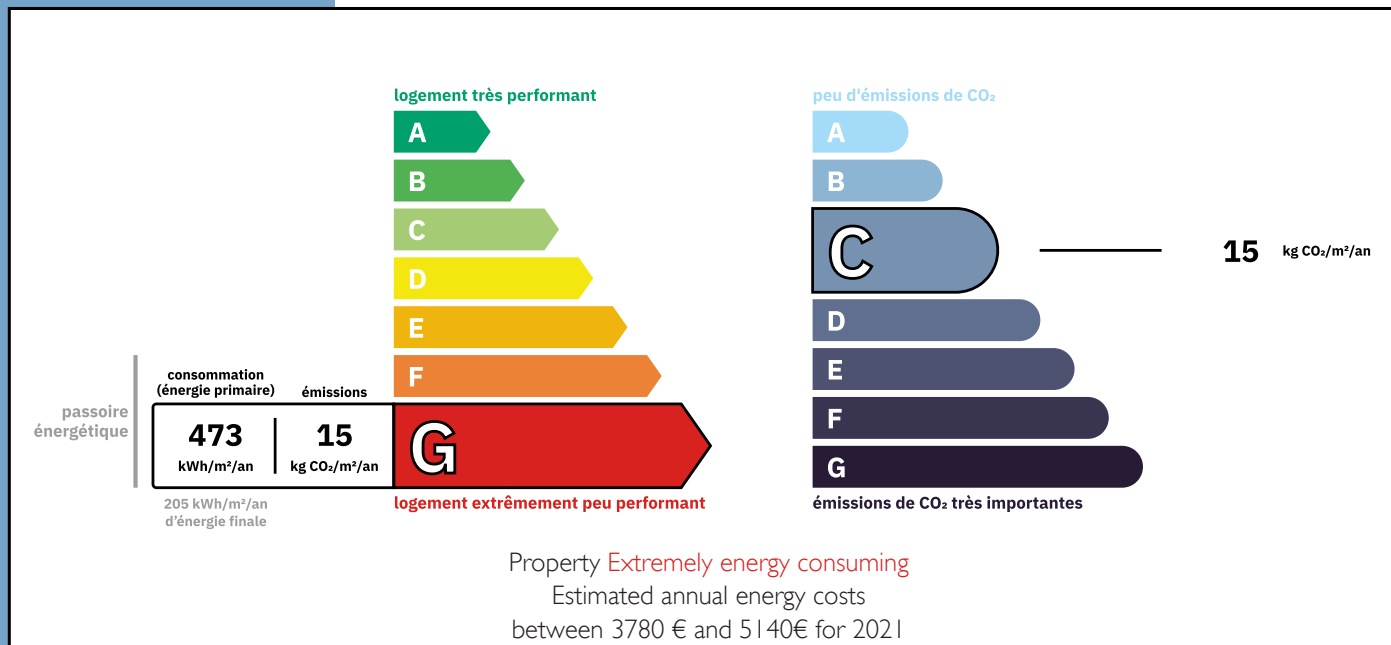


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ENERGIE-DPE

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



NOTICE

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

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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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