



STUNNING ARCHITECT-DESIGNED HOME WITH
PANORAMIC SEA VIEWS, TERRACE, LARGE
GARDEN AND PRIVATE SECURE PARKING.

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PROPERTY FACT FILE	
REFERENCE	A33781SEB29
PRICE	€ 696,800 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	91 m ²
LAND	1071 m ²
TOWN	Saint-Pabu
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Bright, elegant architect-designed home built 1984
- Underfloor heating powered by heat pump (DPE - C)
- Stunning sea views from all areas of the house.
- Garage with 3 levels and potential accommodation
- 30 mins to Brest airport and TGV trains to Paris.

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This exceptional property combines modern elegance with breathtaking coastal scenery. Designed for both comfort and style, it features a ground-floor master bedroom with an adjoining bathroom ensuring privacy and ease of living.

Every room in the house is bathed in natural light offering an

DESCRIPTIF

Stunning architect-designed home with panoramic sea views, terrace, large garden and private secure parking.

Ground Floor:

- Spacious living room with a sleek designer fireplace, seamlessly connected to a fully fitted kitchen.
- Opens onto a 20m² terrace, the perfect spot to enjoy the sweeping sea views.
- Practical laundry area, separate toilet with washbasin.

First Floor:

- Two bright and airy bedrooms.
- A strategically positioned office with sea views.
- A modern bathroom with a toilet.

- Underfloor heating powered by an energy-efficient heat pump (DPE rating: C).

Exterior:

The 1100 m² garden is a tranquil retreat, ideal for relaxation while soaking in the scenery.

Additional Features:

- A detached three-level garage with parking for two vehicles.
- Large mezzanine, offering ample storage and potential for conversion into a gîte for guests or seasonal rental income.
- A basement providing extra storage space or wine cellar.

This unique home perfectly combines modern architectural elegance with the natural beauty of its surroundings. Don't miss the opportunity to own a piece of paradise just 30 minutes from Brest with international airport and TGV trains to Paris.

Dimensions...

Ground floor -

Bedroom - 8.3m²

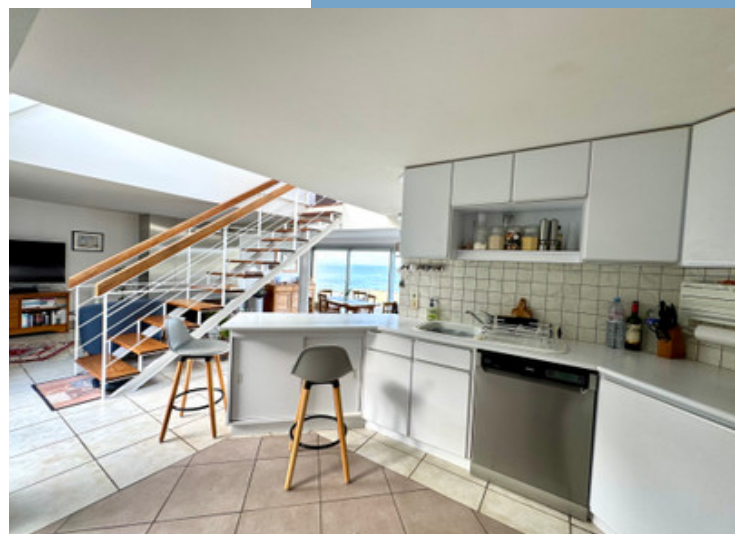
Bathroom - 3.6m²

Living room - 36.6m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33781SEB29>

COMPLETE FILE AND PHOTO ON REQUEST

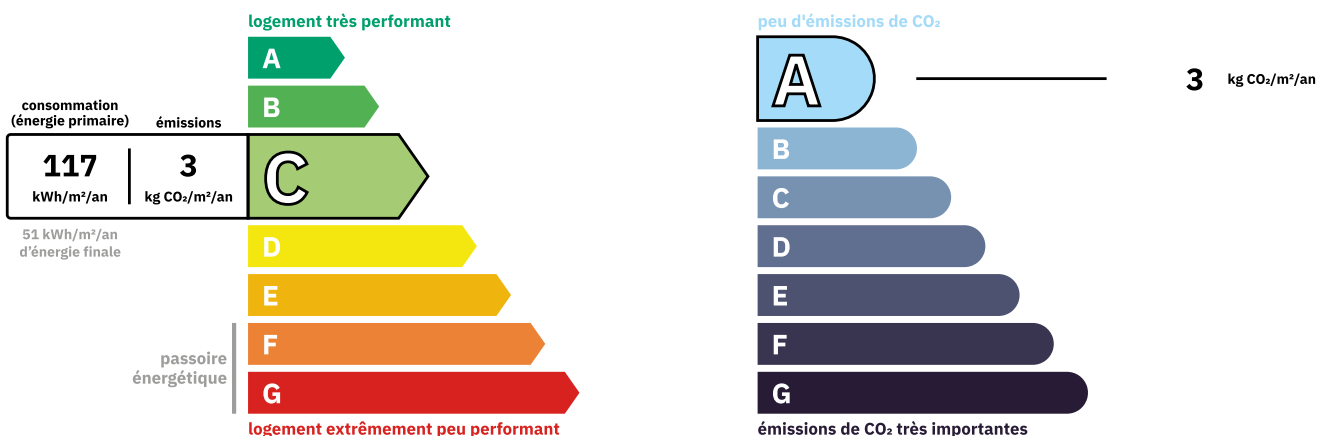


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ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 680 € and 970€ for 2021

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.

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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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