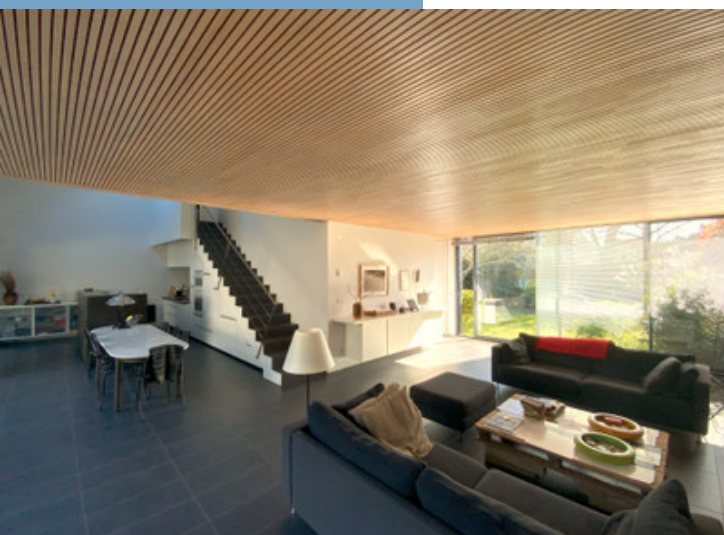




COASTAL LOCATION. STUNNING DESIGN-LED,
SPACIOUS 4-BEDROOM PROPERTY,. POSSIBILITY
TO CREATE ADDITIONAL STUDIO.

COASTAL LOCATION,
STUNNING DESIGN-LED,
SPACIOUS 4-BEDROOM
PROPERTY,, POSSIBILITY
TO CREATE ADDITIONA...



PROPERTY FACT FILE	
REFERENCE	A35668GCA29
PRICE	€ 1,219,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 150 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	243 m²
LAND	714 m²
TOWN	Combrit
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	





COASTAL LOCATION.
STUNNING DESIGN-LED,
SPACIOUS 4-BEDROOM
PROPERTY.. POSSIBILITY
TO CREATE ADDITIONA...

Ref : A35668GCA29

The concept for this property was the inspiration of its architect owner and his design influence has led to the creation of a truly unique and stunning home. The exterior has been cleverly designed to conceal and contrast with the spacious interior.

DESCRIPTIF

In addition, there is a bedroom suite with double doors opening to the rear garden, and which includes a spacious bedroom with integrated wardrobe space, and an ensuite bathroom.

There is a separate laundry room, WC and pantry area on the ground floor, as well as access to the large garage.

Stairs lead to the first floor and a large landing area, which lends itself to additional office space, or a reading area. There are also three double bedrooms, a family bathroom and separate WC.

The entrance hall includes provision for accessing extra loft space on the upper floor. This area could be transformed into additional living space, an office, or an artist's studio, and also offers a commercial opportunity as a studio rental.

The property is connected to mains drainage, is double-glazed throughout, and has an open fire with chimney and underfloor heating on the ground floor, and electric heating on the first floor. All Velux windows have integrated, remote-controlled blinds.

Located in Combrit Sainte-Marine, the property is just a short walk from local shops, the charming port area, and the beach.

TECHNICAL DETAILS

GROUND FLOOR

Garage with concrete floor (43m²)

Entrance hall (23m²) with access to the house, laundry room, garage and with provision for separate access to the loft space.

Pantry (9.2m²) with shelving for storage

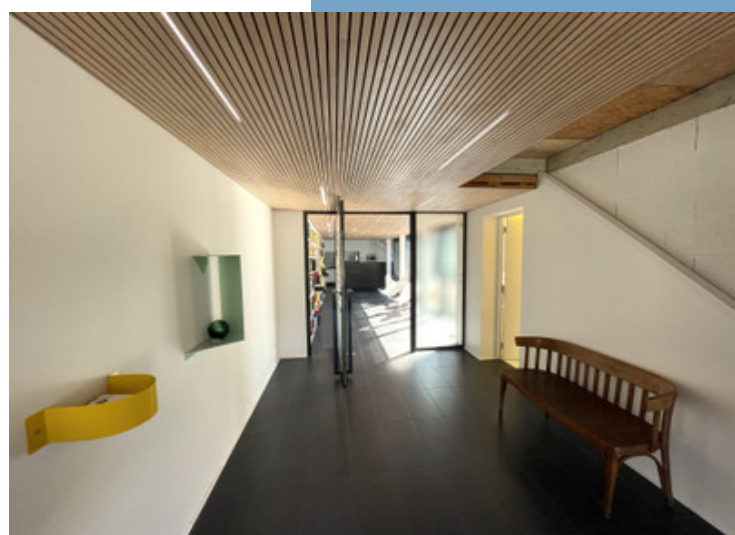
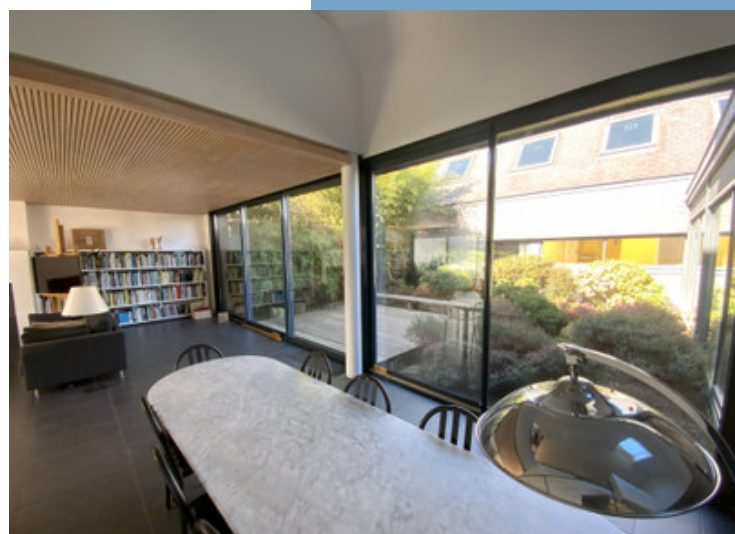
Library/Office space (24.8m²), with built-in shelving and integrated blinds in the large windows

Lounge, dining and kitchen – the kitchen has bui

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35668GCA29>

COMPLETE FILE AND PHOTO ON REQUEST



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

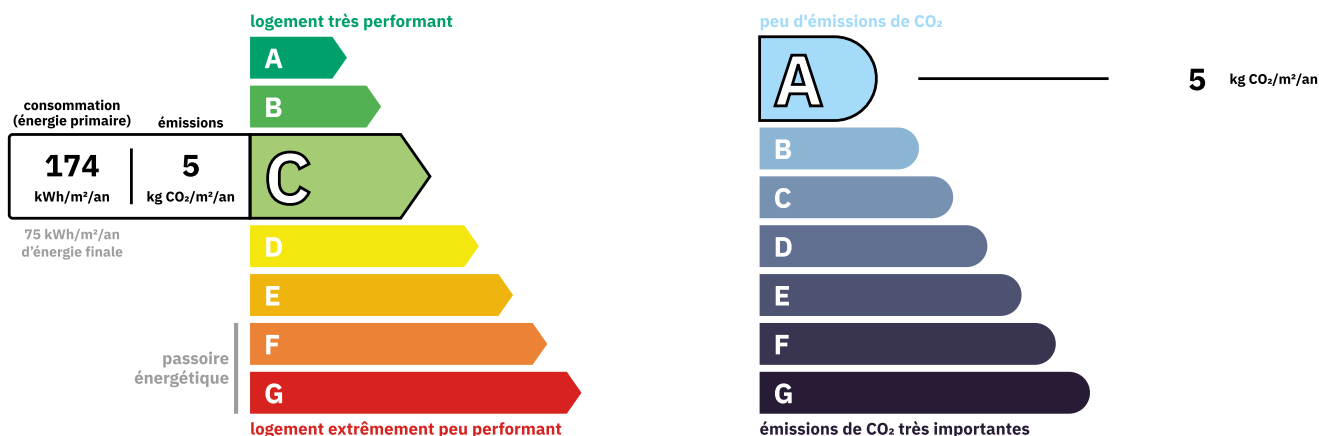
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

COASTAL LOCATION,
STUNNING DESIGN-LED,
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PROPERTY,, POSSIBILITY TO
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Ref : A35668GCA29

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 2543 € and 3441€ for 2024

NOTICE

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

I: 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 : A35668GCA29
FILE COMPLETE
AND PHOTOS
ON REQUEST

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