







SUPERB ARCHITECT-DESIGNED HOUSE WITH SEA VIEWS, 850 M FROM THE BEACH, CLOSE TO THE SEASIDE RESORT OF PLÉNEUF

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SUPERB
ARCHITECT-DESIGNED
HOUSE WITH SEA VIEWS,
850 M FROM THE BEACH,
CLOSE TO THE SEASIDE





PROPERTY FACT FILE

REFERENCE A39869HL22

PRICE € 714,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 4

BATHROOM 2

ACCOMMODATION 223 m²

LAND 989 m²

TOWN LA COTENTIN

PLANGUENOUAL

DEPARTMENT

LOCATION Village property

TYPE Maison de Vacances, House,

Family Home

CONDITION

FEATURES Mains Drains, Garage, High speed

internet

*Price based on current exchange rate which is subject to change





- VIRTUAL VISIT ON DEMAND
- 2.5 km of white sandy beach at Val André
- Saint-Brieuc 25 min driving and Paris 2h20 train
- High-quality construction and excellent amenities
- Sea views, quiet and secure environment

Côtes d'Armor coastline, architect-designed house, 223 m² with large, bright living room opening onto a veranda, fitted kitchen, 4 bedrooms including a ground floor suite, 2 shower rooms. Enclosed grounds of 989 m² with terrace, bioclimatic pergola, double garage and ample parking. High-end features: new heat pump, condensing boiler, central

DESCRIPTIF

On the ground floor, you will find:

A spacious living room opening onto a heated veranda and the garden, a fully fitted and equipped kitchen, a bedroom, and a bathroom with a spa bath.

This level also includes a utility room, a combined laundry/boiler room, and a double garage.

Upstairs:

A beautiful, light-filled room with sea views, three bedrooms, and a shower room.

The house is equipped for optimal comfort with a new heat pump, an LPG condensing boiler, a central vacuum system, electric roller shutters, a motorised gate, an alarm system, and a stair lift.

Outside, there is a south-west facing terrace, a bioclimatic pergola, a landscaped garden, a tarmac courtyard with plenty of parking spaces, and a 4,000-litre water tank. The property is fully enclosed. Energy rating B - Climate A. A pleasant house to live in, with beautiful volumes, numerous sea views and close proximity to the beaches.

The approximate surface areas of the rooms are as follows: hall 14.8 m^2

landing 1.8 m²

toilet 1.7 m²

kitchen 15.9 m²

utility room 6.9 m²

living room: 43.5 m²

Insulated and heated veranda 17 m^2

Ground floor bedroom 15.3 m²

Bathroom/shower room 8.3 m²

Toilet 1.7 m²

Boiler room/laundry room 11.9 m²

Garage 40.7 m²

Upstairs bedroom 13.1 m²

Upstairs bedroom 12.1

Upstairs bedroom/study 23 m²

Upstairs shower room/toilet 8.7 m²

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A39869HL22

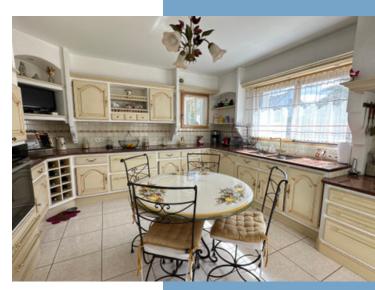
COMPLETE FILE AND PHOTO ON REQUEST

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RESORT OF...





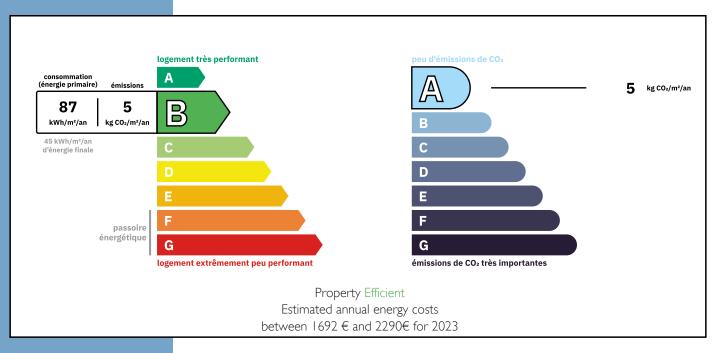


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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fir/

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ENERGIE-DPE



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CONTACT

Réf :A39869HL22 FILE COMPLETE AND PHOTOS ON REQUEST



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