



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	







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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 (43m<sup>2</sup>)

Entrance hall (23m<sup>2</sup>) with access to the house, laundry room, garage and with provision for separate access to the loft space.

Pantry (9.2m<sup>2</sup>) with shelving for storage

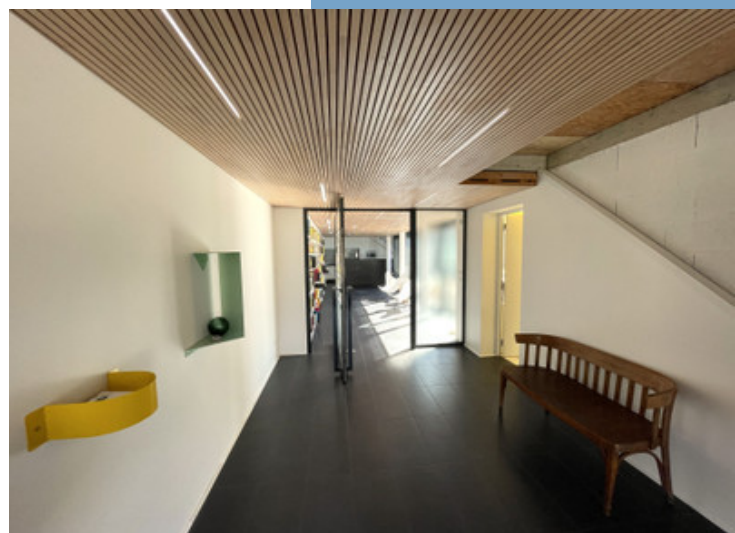
Library/Office space (24.8m<sup>2</sup>), with built-in shelving and integrated blinds in the large windows

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



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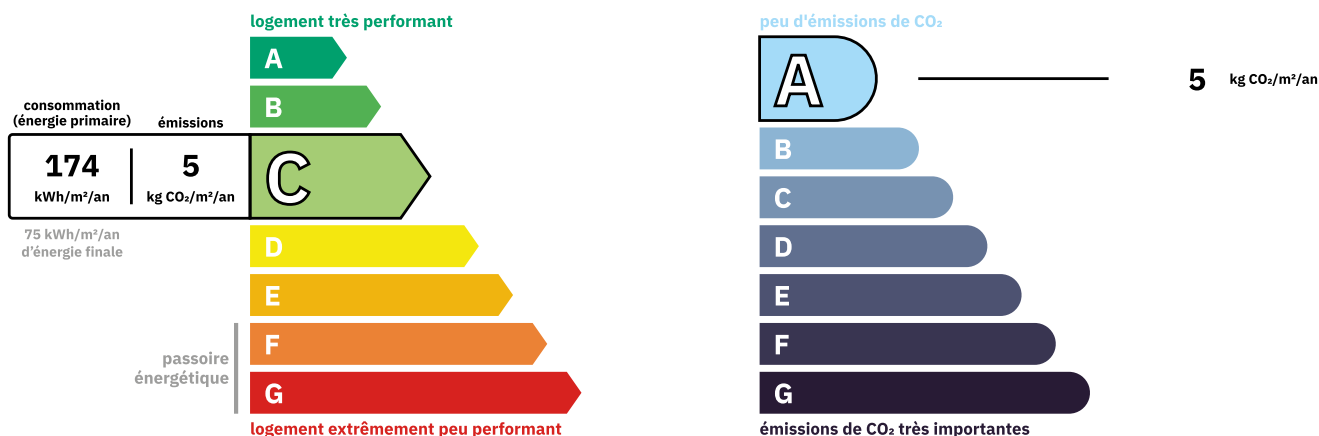
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## ENERGIE-DPE

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



Property Moderatly efficient  
Estimated annual energy costs  
between 2543 € and 3441€ for 2024

## NOTICE

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## CONTACT

Réf :A35668GCA29  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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