



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

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



PROPERTY FACT FILE	
REFERENCE	A39869HL22
PRICE	€ 714,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	223 m <sup>2</sup>
LAND	989 m <sup>2</sup>
TOWN	LA COTENTIN PLANGUENOUAL
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Garage, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	





- 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

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Côtes d'Armor coastline, architect-designed house, 223 m<sup>2</sup> 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 m<sup>2</sup> with terrace, bioclimatic pergola, double garage and ample parking. High-end features: new heat pump, condensing boiler, central

## DESCRIPTION

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<sup>2</sup>

landing 1.8 m<sup>2</sup>

toilet 1.7 m<sup>2</sup>

kitchen 15.9 m<sup>2</sup>

utility room 6.9 m<sup>2</sup>

living room: 43.5 m<sup>2</sup>

Insulated and heated veranda 17 m<sup>2</sup>

Ground floor bedroom 15.3 m<sup>2</sup>

Bathroom/shower room 8.3 m<sup>2</sup>

Toilet 1.7 m<sup>2</sup>

Boiler room/laundry room 11.9 m<sup>2</sup>

Garage 40.7 m<sup>2</sup>

Upstairs bedroom 13.1 m<sup>2</sup>

Upstairs bedroom 12.1

Upstairs bedroom/study 23 m<sup>2</sup>

Upstairs shower room/toilet 8.7 m<sup>2</sup>

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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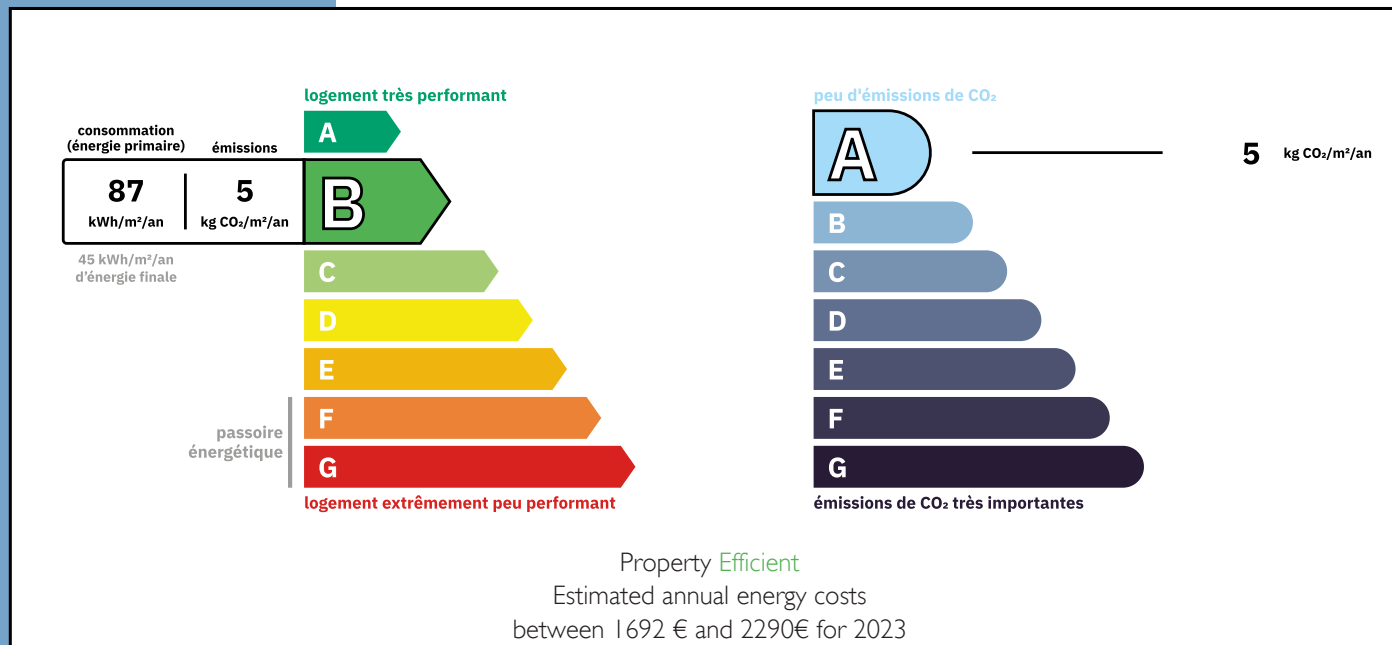
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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

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