



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 | € 735,000 £ 0* <small>*agency fees to be paid by the seller</small> |
| BEDROOM | 4 |
| BATHROOM | 2 |
| ACCOMMODATION | 223 m ² |
| LAND | 989 m ² |
| 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 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 large living room opening onto a heated veranda and the garden, a fitted and equipped kitchen, a bedroom, a bathroom with a spa bath, a utility room, a laundry/boiler room and a double garage.

Upstairs: a beautiful, bright room with sea views, 3 bedrooms, and a shower room.

The house is equipped for optimal comfort: new heat pump, LPG condensing boiler, central vacuum system, electric roller shutters, motorised gate, alarm system, and 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 m²

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 m²

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

Lounge 39.7 m²

Dressing room 2.3 m²

Outdoor bioclimatic pergola 15 m²

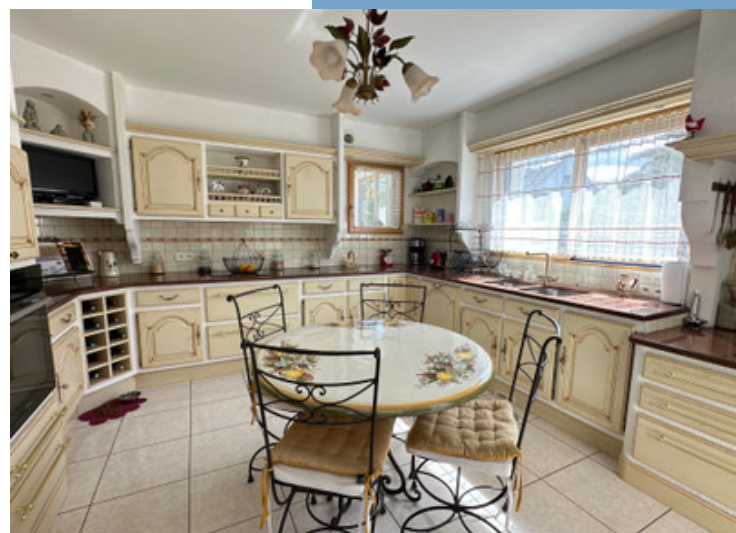
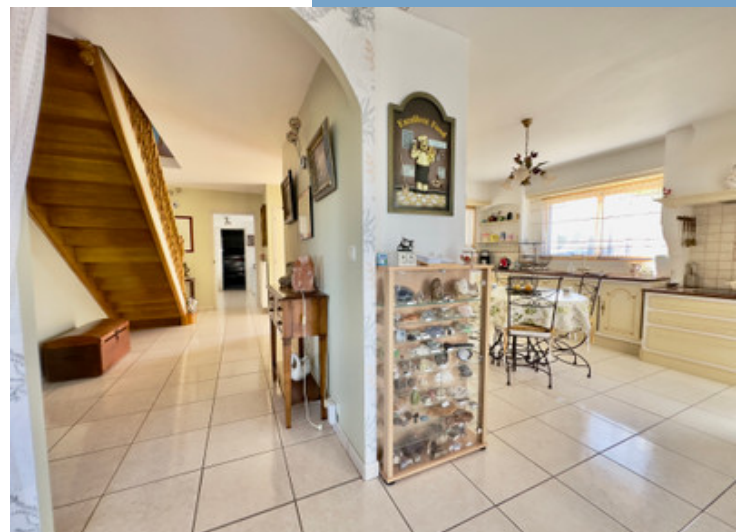
Entrance hall 3 m²

Information about risks to which this property is exposed is available

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

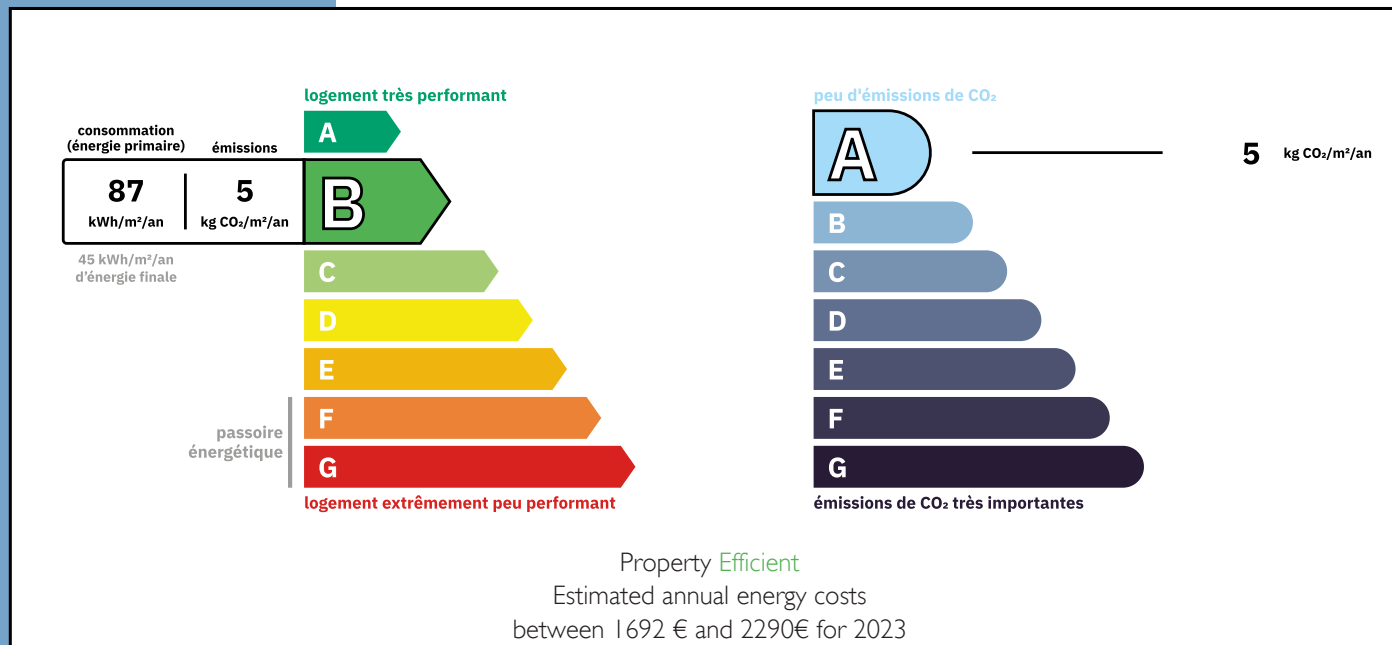
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ENERGIE-DPE

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



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CONTACT

Réf : A39869HL22
FILE COMPLETE
AND PHOTOS
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