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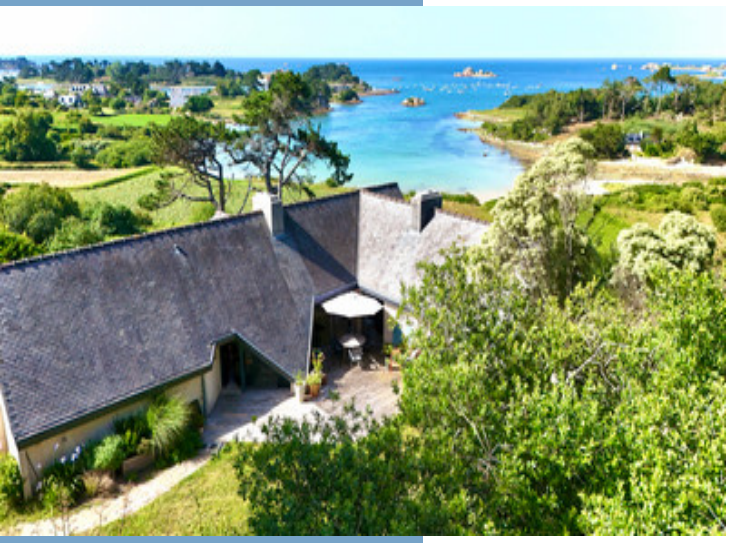


BUGUELÈS – A SEASIDE BELVEDERE SUSPENDED BETWEEN LAND AND SEA
OFFER ACCEPTED

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

BUGUELÈS – A SEASIDE BELVEDERE SUSPENDED BETWEEN LAND AND SEA OFFER ACCEPTED...





PROPERTY FACT FILE

REFERENCE	A45629HL22
PRICE	€ 786,900 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	146 m²
LAND	4916 m²
TOWN	Penvénan
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	To be renovated, Good condition
FEATURES	Private drainage, Garage, High speed internet

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
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- Exceptional panoramic sea views
- Sea views from every main room
- Elevated belvedere position
- Approx. 4,900 sqm of private grounds
- Walking distance to beaches and coastal paths

BUGUELÈS – A SEASIDE BELVEDERE SUSPENDED BETWEEN LAND AND SEA
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Nestled in an elevated and highly private setting in the charming coastal village of Buguélès, this architect-designed home enjoys one of the most remarkable panoramic sea views on the Brittany coastline. Set within approximately 4,900 sqm of grounds, the property overlooks a breathtaking maritime landscape of islands, sandy beaches,



DESCRIPTION

Offering approximately 146 sqm of living space, the accommodation centres around a magnificent 46 sqm cathedral-style living room with exposed beams, fireplace and large picture windows framing the sea beyond. The independent kitchen extends to approximately 15.5 sqm and also enjoys beautiful open views.
The property comprises four bedrooms measuring approximately 12.5 sqm, 13 sqm, 10 sqm and 16.5 sqm respectively, together with a 10 sqm study, two shower rooms, a family bathroom and generous storage areas. Two garages, including a large 35 sqm garage, and ample private parking complete the property.
Located within walking distance of beaches and coastal paths, this exceptional home offers a rare combination of privacy, natural beauty, breathtaking views and direct access to one of Brittany's most unspoilt coastal environments.
More than a house, it is a privileged vantage point overlooking one of the finest maritime landscapes in Brittany.
BUGUELÈS – A Seaside Belvedere Suspended Between Land and Sea

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45629HL22
COMPLETE FILE AND PHOTO ON REQUEST

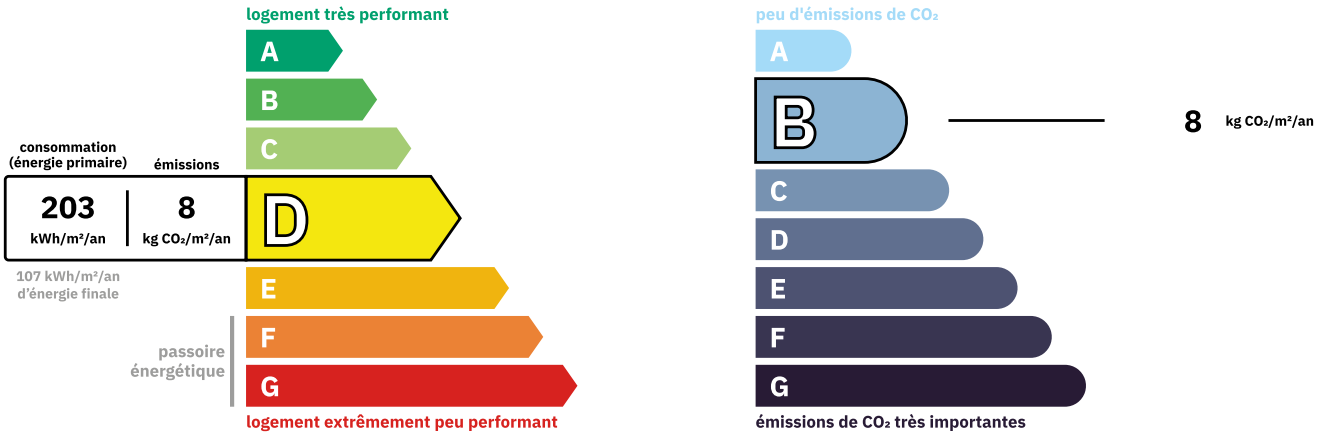
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2710 € and 3720€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A45629HL22
FILE COMPLETE AND PHOTOS ON REQUEST

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Téléphone : +33 553 608 488
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