

An immaculate property offering a main house and separate apartment, both with sea views.

EXCLUSIVE



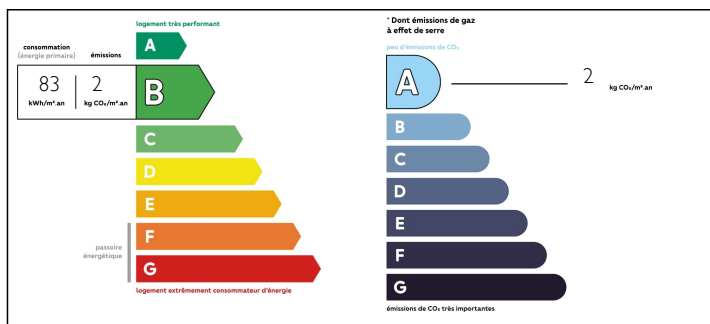
INFORMATION

Town:	Plouarzel
Department:	Finistère
Bed:	4
Bath:	3
Floor:	157.38 m2
Plot Size:	706 m2

IN BRIEF

Wow! This is a stunning property situated a short distance from beautiful beaches! The original part of this immaculate property was built in 2017. However, it was extended in 2023 to increase the size of the living space of the main house, as well as the construction of a garage with independent apartment above. Due to its recent construction, the entire property still benefits from the 10 year guarantee. Both the main house and apartment have beautiful sea views, making them a perfect place to enjoy summer days, whilst also offering great potential for income from holiday rentals. For those not requiring a separate apartment, it would be possible to form an access from this area to the main house, thereby further increasing the living space of the main house. The fully enclosed garden with electric gates provides a private space to enjoy an apéro or a barbecue when not...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Property details (all measurements are approximate):

Main house:

Ground floor:

Open plan kitchen/dining room/sitting room with wood burner and 2 sets of patio doors leading to terrace with sea view:

Dining room/sitting room area - 64.42m².

Fully fitted and equipped kitchen area with built-in dishwasher, hob, oven and microwave - 8.25m².

Bedroom with range of built-in cupboards - 11.45m².

Ensuite shower room with double shower and handbasin and dressing area with full range of cupboards - 12.97m².

Separate WC.

Laundry room housing washing machine and heat pump for heating and full range of cupboards - 11.79m². A door leads to:

Garage with sink, hot water tank for apartment and doors to garden and carport - 49.58m².

Upstairs:

Main bedroom with patio doors to balcony with sea views - 22.23m².

Bathroom with bath, WC and hand basin - 9.07m².

Bedroom - 10.94m².

Apartment reached by external stairs from the garden:

Open plan sitting room/kitchen with built-in dishwasher, oven and hob and electric convection heater - 32.28m². A patio door leads to a large balcony with sea view.

Bedroom with electric convection heater - 11.38m². Shower room with double shower, WC, hand basin, electric towel rail and plumbing for washing machine - 5.02m².

The apartment is being sold furnished.

Distances (all approximate):

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