

Stunning family home near to the beach and golf course



INFORMATION

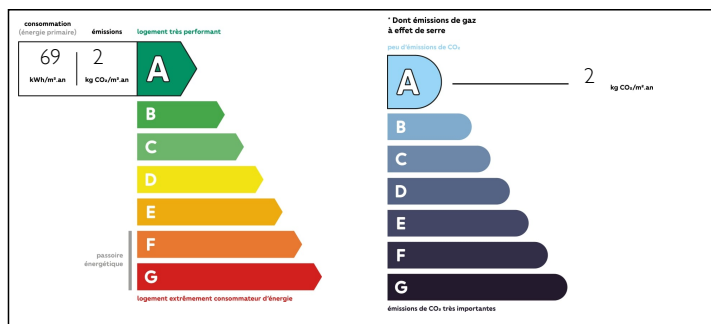
Town:	Saint-Briac-sur-Mer
Department:	Ille-et-Vilaine
Bed:	4
Bath:	3
Floor:	168 m2
Plot Size:	900 m2

IN BRIEF

This exceptional and bespoke designed property in the gorgeous village of St-Briac-sur-Mer is located approx 700 meters (10 minutes' walk) from the beach, shops and restaurants and less than 5 minutes from Dinard Golf Course. Located in a quiet residential area, privacy is guaranteed as it is not overlooked and has gated access to the garden. The house is over two levels, offering further privacy and shelter with the gardens located below street level. The house is flooded with natural light throughout and the south-facing windows overlook the garden, sun terrace with heated jacuzzi (and counter-current machine). High ceilings throughout, this property envelops you in its warmth and comfort, not least by offering several cosy corners to relax or entertain, or perhaps to use as studio for working from home. Although benefitting from underfloor heating, the fire place in the lounge area provides the ideal ambiance to snuggle up in front...



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1156 EUR

NOTES

DESCRIPTION

This stunning house makes an ideal family home or second / holiday home with ample space to set up as home office when working remotely.

Entering the property through the car port entrance (off-street parking for two cars), you arrive at the upstairs landing with wooden stairs leading down to the second, glass fronted entrance and hallway.

The hallway gives access to the back garden via glass sliding doors. This garden has mature plants and shrubs plus water features and dining area. With it being located below street level and enclosed, it offers privacy and shelter from those too warm days. An ideal spot for entertaining and dinner parties.

Back in the central hallway, we turn right into the large downstairs bedroom with glass sliding doors giving direct access to the south-facing garden. The bedroom has its own walk-in dressing room and is currently set up with a home-office area, leading into an en-suite wet room with his & her sinks.

Next we enter the large kitchen diner with views both to the rear and front gardens. Ideal for entertaining or large family and friends gatherings, the stylish kitchen with its underfloor heated tiled floor, offers ample cupboard space and modern design features.

Through the kitchen we access the lounge area with access to both the rear and front gardens. In the atrium part, a contemporary metal spiral staircase gives access to the mezzanine level currently set up as television room and library. The atrium, presently used as...