

OFFER ACCEPTED Cottage with 2 bedrooms, living/dining area, reading area with a sea view. Very close to beach.



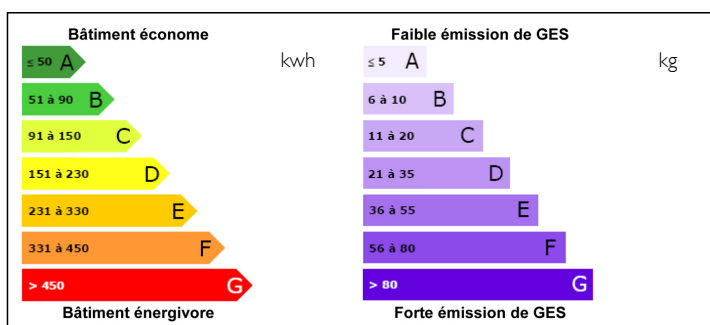
INFORMATION

Town:	Saint-Michel-en-Grève
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	62 m ²
Plot Size:	44 m ²

IN BRIEF

OFFER ACCEPTED A charming stone built house in picturesque Saint-Michel-en-Grève with its breathtaking long sandy beach and rugged coastlines. The house is beautifully decorated and full of character. There is a fully equipped kitchen, living room and shower room/WC on the ground floor. Upstairs you will find a wonderful light and airy reading room with large windows and skylights offering a beautiful view of the beach, a large master bedroom, a further smaller double bedroom and a WC. This could be a lovely permanent home by the sea or a holiday home (with great rental income potential if wanted). There is a friendly local bar/restaurant just around the corner and public off street parking just opposite the house (and further parking in the surrounding streets). Sold fully equipped and furnished. One of the most admired houses in the village, an opportunity not to be missed!

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

OFFER ACCEPTED

Access to the house through a paved street.

On the ground floor, you will find: kitchen, dining area and living room.

A door at the back of the house gives access to a blind alleyway (right of way) that leads to the beach. The garden at the back behind the wall belongs to the neighbour.

Further on, a shower room and a staircase leading to The first floor:

- a comfortable reading area with a sea view (4.60 m²)
- a double bedroom (13.70 m²)
- a twin bedroom (8.10 m²)
- a toilet

Access to a large attic.

You can sit in front of the house to read a book or enjoy a cup of tea. There is a nearby bar café and the fabulous beach is just 100 metres way.

Roscoff ferry terminal 53 KMS

Saint Malo ferry terminal 166 KMS

Brest airport 76 KMS

Dinard airport 152 KMS

LOCAL TAXES

Taxe foncière: **343 EUR**

NOTES