

A holiday home with sea views and income potential.



INFORMATION

Town:	Saint-Nic
Department:	Finistère
Bed:	2
Bath:	2
Floor:	37.7 m2
Plot Size:	12 m2

IN BRIEF

This property is a great holiday home! Situated a few minutes' walk from the stunning, family friendly Pentrez beach, the property also benefits from being part of a holiday complex, thereby giving you access to the on-site swimming pool and other facilities. The accommodation provides 2 bedrooms, a shower room and a bathroom, as well as an open plan fitted kitchen/dining room/sitting room from where you have access to a small terrace with views over the sea. As an added bonus, the property is being sold fully furnished. As well as enjoying the property yourselves, you also have the option of either renting the house out as holiday accommodation privately or on a 'lease back' basis with the managing company of the holiday complex - both options providing the opportunity for income potential. Some lovely old towns in the surrounding area, with their numerous bars and restaurants, ensure that you...

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):

Ground floor:

Entrance - 1.32m2

Kitchen/dining room/sitting room with built in storage cupboards, housing hot water tank - 18.2m2.
Shower room with shower, WC and hand basin - 2.83m2.

First floor:

Landing - 2.4m2.

Bedroom - 7.13m2 habitable space or 9.18m2 at floor level.

Bedroom - 4.19m2 habitable space or 7.32m2 at floor level.

Bathroom with bath and hand basin - 1.63m2 or 2.54m2 at floor level.

Distances (all approximate);

Pentrez beach - 0.7kms.

Saint Nic - 1.8kms.

Plomodiern - 6.7kms.

Châteaulin - 18.1kms.

Brest airport - 56.5kms.

Roscoff ferry port - 82.5kms.

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

NOTES