LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45006SSM29 Price: 825 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (800 000 EUR without fees)

4 bedroom property on the coast















INFORMATION

Town:	Moëlan-sur-Mer
Department:	Finistère
Bed:	4
Bath:	3
Floor:	206 m2
Plot Size:	5367 m2

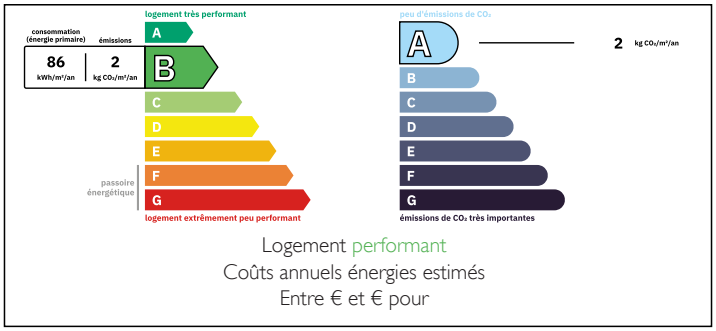
IN BRIEF

This exceptional property built around 1960 with views of the coast including the island of Groix, has 3 main bedrooms and a completly independant apartment conataining, 1 large bedroom, shower room, WC, louge/dining/kitchen. The heating is via a heat exchanger and the property is fully double glazed. There is a lift in the property communicating all 3 floors.

The port of Brigneau is close by.

The property has been completely renovated.

ENERGY - DPE



Logement performant

Coûts annuels énergies estimés

Entre € et € pour

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

GROUND FLOOR

Bedroom
Utility area
Garage with remote control automatic door
Boiler room with new heat exchange boiler
Workshop area
Lift access

FIRST FLOOR

Bedroom
Shower room
WC
Kitchen diner with bedroom
Lift access

SECOND FLOOR

Fully fitted Kitchen
Louge
Dining area

STUDIO of 53m2

Kitchen/lounge/Dining area
Bathroom
WC
Bedroom

Large barn/storage (boats caravans) environ 96m2
Total of approx 206m2

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

NOTES

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