

## 4 bedroom property on the coast



## INFORMATION

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

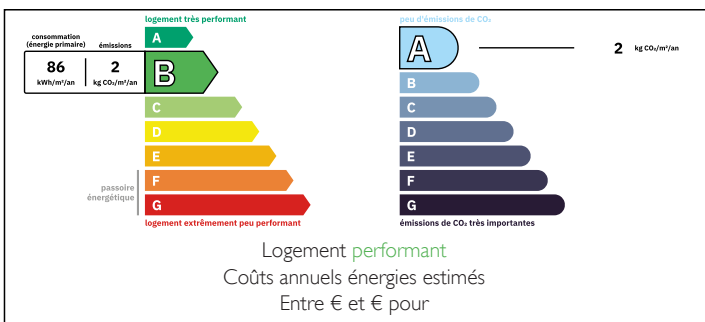
## IN BRIEF

This exceptional property built around 1960 with views of the coast including the island of Groix, has 3 main bedrooms and a completely independent apartment containing, 1 large bedroom, shower room, WC, lounge/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



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

### 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  
Lounge  
Dining area

### STUDIO of 53m2

Kitchen/lounge/Dining area  
Bathroom  
WC  
Bedroom

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

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

## NOTES