

## BUGUELÈS – A Seaside Belvedere Suspended Between Land and Sea Offer accepted



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Penvénan      |
| Department: | Côtes-d'Armor |
| Bed:        | 4             |
| Bath:       | 3             |
| Floor:      | 146 m2        |
| Plot Size:  | 4916 m2       |



## IN BRIEF

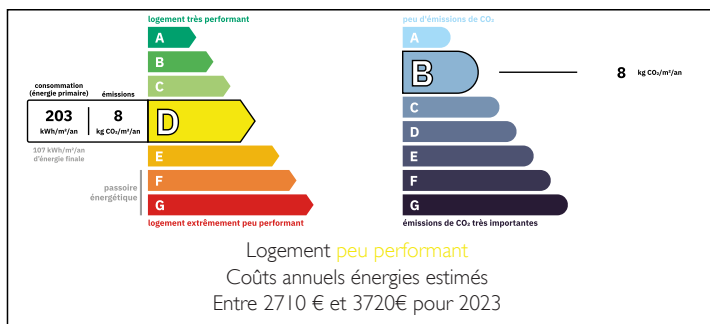
Nestled in an elevated and highly private setting in the charming coastal village of Buguelès, this architect-designed home enjoys one of the most remarkable panoramic sea views on the Brittany coastline.

Set within approximately 4,900 sqm of grounds, the property overlooks a breathtaking maritime landscape of islands, sandy beaches, tidal channels, moorings and ever-changing seascapes. From every principal room, uninterrupted views stretch across the bay, creating a unique connection with the sea and the surrounding natural environment.

The house benefits from exceptional natural light throughout the day thanks to its multiple orientations facing east, north and west towards the sea, and south towards the countryside. The scenery constantly evolves with the tides, the seasons and the changing skies, transforming every day into a different visual experience.

Beyond the spectacular sea views, the property also

## 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.



## LOCAL TAXES

**Taxe foncière: 1199 EUR**

## NOTES

## DESCRIPTION

Offering approximately 146 sqm of living space, the accommodation centres around a magnificent 46 sqm cathedral-style living room with exposed beams, fireplace and large picture windows framing the sea beyond. The independent kitchen extends to approximately 15.5 sqm and also enjoys beautiful open views.

The property comprises four bedrooms measuring approximately 12.5 sqm, 13 sqm, 10 sqm and 16.5 sqm respectively, together with a 10 sqm study, two shower rooms, a family bathroom and generous storage areas. Two garages, including a large 35 sqm garage, and ample private parking complete the property.

Located within walking distance of beaches and coastal paths, this exceptional home offers a rare combination of privacy, natural beauty, breathtaking views and direct access to one of Brittany's most unspoilt coastal environments.

More than a house, it is a privileged vantage point overlooking one of the finest maritime landscapes in Brittany.

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