

## Contemporary house with stunning views over the Bay of Paimpol and possibility for further development



## INFORMATION

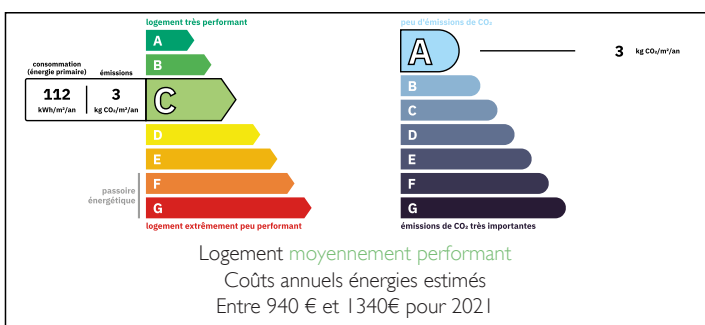
|             |               |
|-------------|---------------|
| Town:       | Ploubazlanec  |
| Department: | Côtes-d'Armor |
| Bed:        | 3             |
| Bath:       | 1             |
| Floor:      | 99 m2         |
| Plot Size:  | 781 m2        |



## IN BRIEF

Fabulous location and stunning views for this attractive contemporary house overlooking the Bay of Paimpol. Built in 2010 to maximise its beautiful maritime outlook, the property offers a bright open-plan living space with modern kitchen and cosy snug, plus three bedrooms and a bathroom arranged over a split-level floorplan. The adjoining outbuilding offers excellent potential for conversion to extend the living accommodation, or can be retained as valuable storage and workshop space. A charming roof terrace, surrounded by a vegetal roof, provides the perfect spot for relaxing and enjoying the panoramic views. A shared staircase gives private access to the fishing port below, with restaurants and nearby beaches. Village amenities are just 1km away, while Paimpol, with main amenities, is a 10-minute drive. Tucked away at the end of a quiet impasse, this property offers a peaceful and...

## 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

Contemporary house, constructed 2010, 99 m<sup>2</sup> with adjoining stone outbuilding, comprising :

- Entrance hall leading to all rooms with steps down to the open living space
- Glass-fronted open living space 41m<sup>2</sup> with fitted kitchen, dining space, salon with fireplace. Doors leading to the terrace and garden.
- Main bedroom 13.44m<sup>2</sup> with sea view
- 2 Bedrooms 11.33m<sup>2</sup> & 10m<sup>2</sup>
- Bathroom with shower and washbasin
- Separate WC
- Doors leading to external courtyard with access to the roof terrace
- Adjoining stone outbuilding 80m<sup>2</sup> divided in to laundry, store room and workshop
- Private staircase, shared with neighbours, leading down to the fishing port below

Drainage : mains

Heating : heat pump & wood burning fire

Restaurants in easy walking distance

Village amenities 1km

Paimpol with main amenities & rail link 5km

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

## LOCAL TAXES

Taxe foncière: **956 EUR**

## NOTES