

Views across the golf course to the sea for this beautiful 4 bedroom, 3 bathroom home with large garden.



## INFORMATION

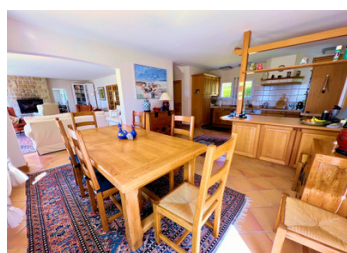
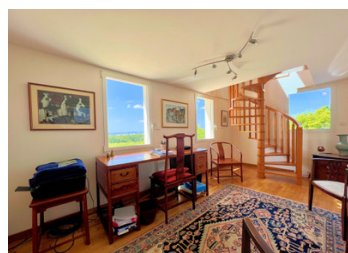
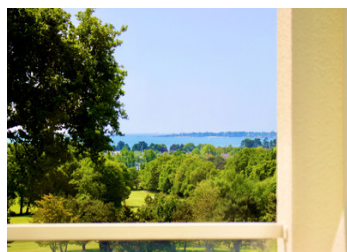
Town:	La Forêt-Fouesnant
Department:	Finistère
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	2865 m2

## IN BRIEF

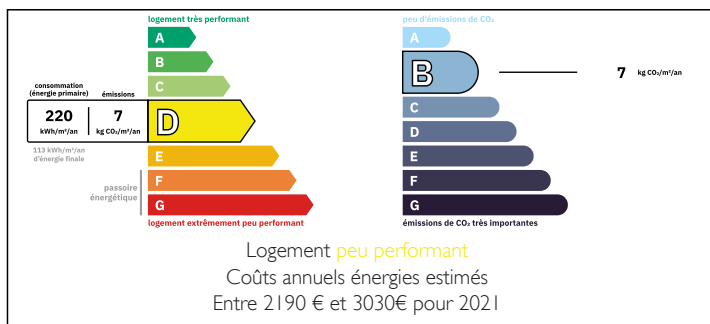
Rare to the market, this beautifully presented property, set in a gated community giving extra security, offers spacious accommodation with stunning views from both the ground floor and the first floor. Both the home itself and the location are simply outstanding. Situated overlooking the prestigious Golf de Cornouaille, 18 hole golf course, you can access the course directly from the garden. The view stretches beyond the golf course to the Port de Forêt and the sea with views in the distance of the Isle de Glenan. The Plage de Kerléven, a beautiful sandy beach suitable for all the family, is also easily accessed.

The southern Finistère Coast is a sought-after delight, often advertised as the Breton Riviera. This superb home is in a most privileged position, between Concarneau, Benodet and Quimper.

The contents are available by separate negotiation.

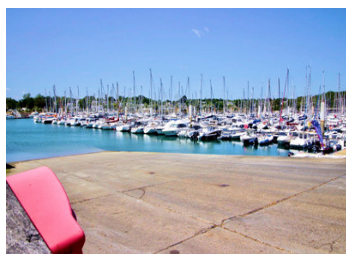


## ENERGY - DPE



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: 1395 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

On entering the property you arrive in the hallway with stairs to the first floor, cloakroom, access to the garage. Opposite the entrance door you are met by double doors taking you into the spacious living room with inset woodburner and those fabulous views from all of the windows and patio doors. This room is simply flooded with light making the most of those views. The living room has an arch into the dining area and onto the kitchen, there is also a door to the utility room. At the other side you have a door entering into the office also with that spectacular vista. From here there is a spiral staircase to an ensuite, double bedroom with fitted cupboards.

From the main staircase you have access to the first floor, from the landing there are 3 bedrooms, one of which has its own WC and bathroom with separate shower. You will also find another WC and wetroom. Outside the property is surrounded by its garden and has ample parking.

All sizes are approximate

Ground Floor

Entrance Hall - 11 m<sup>2</sup>

Lounge - 45 m<sup>2</sup>

Kitchen/Dining - 28 m<sup>2</sup>

Office - 12 m<sup>2</sup>

1st Floor

Main Bedroom with Balcony - 16 m<sup>2</sup>

Ensuite - 5,5 m<sup>2</sup>

Bedroom - 12 m<sup>2</sup>

Ensuite - 3,7 m<sup>2</sup>

2 further Bedrooms 16 m<sup>2</sup> and 10 m<sup>2</sup>

Garage - 18 m<sup>2</sup>

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