

Stunning clifftop house with separate rental apartment, panoramic ocean views and only 100m from the beach.

EXCLUSIVE



INFORMATION

Town:	Saint-Nic
Department:	Finistère
Bed:	3
Bath:	2
Floor:	152 m ²
Plot Size:	197 m ²

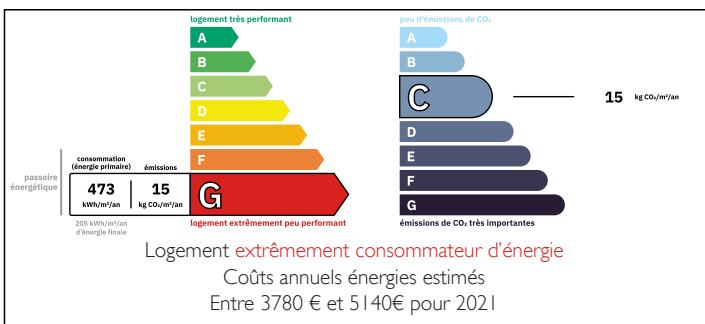
IN BRIEF

This breathtaking clifftop property offers panoramic ocean views and is just 100 meters walk from the famous Saint Nic beach.

The main house features a large double bedroom with a luxurious ensuite bathroom, complemented by spacious and bright living areas.

Additionally, the separate 2-bedroom rental presents an excellent income opportunity or guest accommodation, with both homes boasting stunning beach vistas.

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

Various restaurants and bars an easy walk away. Make the most of the 1.5 km of fine sand on this magnificent beach nestling in the heart of the Bay of Douamenez.

In summer, it's the ideal place for a relaxing beach day or a great starting point for excursions along the GR 34 walking route at any time of year.

Sports enthusiasts are not forgotten: sand yachting, surfing, paddle and kite-surfing are just some of the activities on offer.

Supervised by lifeguards in summer, you can swim in complete safety.

In the evening enjoy a superb sunset over the sea.

20 minutes to Chateaulin (Banks, Supermarket and all facilities)

40 minutes to Quimper train station

50 minutes to Brest airport or TGV train station

1 hour 20 minutes to Roscoff ferry to Ireland and UK

Dimensions -

Main House - 90m²

Ground Floor - 55,5m²

Halway - $(3 \times 3,2) + (1,1 \times 0,9) = 10,6\text{m}^2$

W.C. - $1,3 \times 1,2 = 1,6\text{m}^2$

Kitchen - $(2,9 \times 2,5) + (1,5 \times 1,5) = 9,5\text{m}^2$

Living room - $3,6 \times 9,4 = 33,8\text{m}^2$

Terrace - $(1,5 \times 6,3) + (3,5 \times 0,9) = 12,6\text{m}^2$

1st Floor - 34,7m²

Landing - $(2,3 \times 1,1) + (5 \times 0,9) = 7\text{m}^2$ (2m width at floor)

Bedroom - $3,9 \times 4,9 = 19,1\text{m}^2$

Dressing room - $1,8 \times 1 = 1,8\text{m}^2$

Bathroom - $1,8 \times 3,8 = 6,8\text{m}^2$ (5,5m width at floor)

Small Courtyard / Parking at front

Apartment - 62m²

Hallway - $1,1 \times 3,3 = 3,6\text{m}^2$

LOCAL TAXES

Taxe habitation:

EUR

NOTES