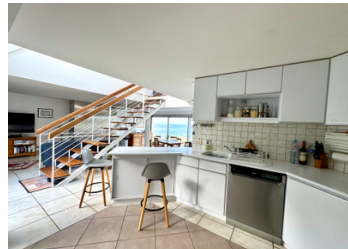


Stunning architect-designed home with panoramic sea views, terrace, large garden and private secure parking.



## INFORMATION

Town:	Saint-Pabu
Department:	Finistère
Bed:	3
Bath:	2
Floor:	91 m2
Plot Size:	1071 m2

## IN BRIEF

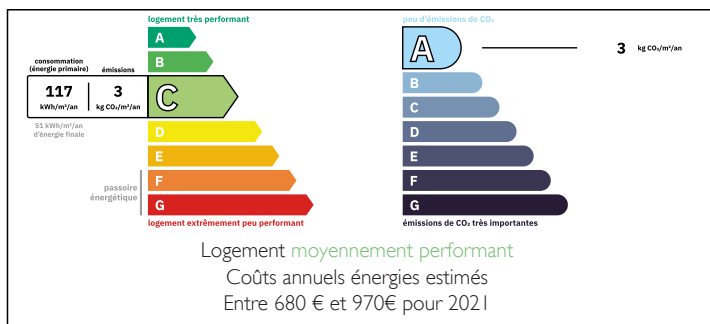
This exceptional property combines modern elegance with breathtaking coastal scenery. Designed for both comfort and style, it features a ground-floor master bedroom with an adjoining bathroom ensuring privacy and ease of living.

Every room in the house is bathed in natural light offering an innovative office space and two further bedrooms all with magnificent vistas.

Perfectly situated to enjoy uninterrupted sea views, the home features a spacious terrace and a beautifully landscaped garden, ideal for relaxation or entertaining.

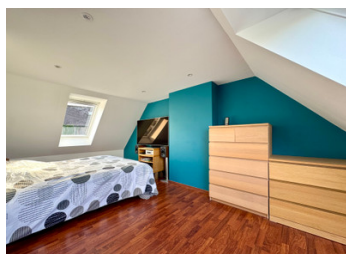
Private secure parking and a detached garage with additional storage options add to the convenience and functionality of this unique coastal retreat.

## 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

Stunning architect-designed home with panoramic sea views, terrace, large garden and private secure parking.

### Ground Floor:

- Spacious living room with a sleek designer fireplace, seamlessly connected to a fully fitted kitchen.
- Opens onto a 20m<sup>2</sup> terrace, the perfect spot to enjoy the sweeping sea views.
- Practical laundry area, separate toilet with washbasin.

### First Floor:

- Two bright and airy bedrooms.
  - A strategically positioned office with sea views.
  - A modern bathroom with a toilet.
- Underfloor heating powered by an energy-efficient heat pump (DPE rating: C).

### Exterior:

The 1100 m<sup>2</sup> garden is a tranquil retreat, ideal for relaxation while soaking in the scenery.

### Additional Features:

- A detached three-level garage with parking for two vehicles.
- Large mezzanine, offering ample storage and potential for conversion into a gîte for guests or seasonal rental income.
- A basement providing extra storage space or wine cellar.

This unique home perfectly combines modern architectural elegance with the natural beauty of its surroundings. Don't miss the opportunity to own a piece of paradise just 30 minutes from Brest with international airport and TGV trains to Paris.

### Dimensions...

Ground floor -

Bedroom - 8.3m<sup>2</sup>

Bathroom - 3.6m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES