

Spacious architect-designed 4-bedroom house in Saint-Laurent-sur-Mer, close to Saint Brieuc and the N12.



INFORMATION

Town:	Plérin
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	640 m2

IN BRIEF

Bright and spacious architect-designed 4-bedroom house located in a quiet residential neighborhood, just a stones throw from shops and shopping centers.

Easy access to the beach and views over the river Légué

.Generous volumes with an open-plan kitchen leading into a cathedral-style living/dining room with a wood stove.

The basement is fully fitted with a laundry room, workshop, spa, Irish pub, and an office.

Floor space throughout- 194 m².

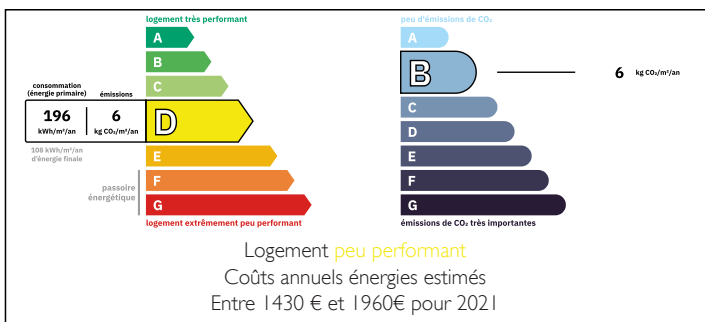
40 m² tiled terrace.

Garden shed.

640 m² garden.



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

This house was built in the 1980s with a focus on energy efficiency, carefully designed orientation, and large windows to balance comfort, energy savings, and ergonomics.

The property consists of;

Fully equipped kitchen and open plan living/dining area.

Bright reception rooms with ceiling heights up to 6.3 m.

Godin wood burner in the living room.

Upstairs

4 bedrooms, including one with a bathroom, shower, and toilet, and another with a mezzanine.

Attic office + mezzanine on the top floor, looking out over the living room and dining area, looking out of the velux window there are views over the river Légue and the Cesson fortress.

The basement has been converted into liveable space with an Irish bar and jacuzzi!

There is ample parking for 3–4 cars.

Located in a quiet residential neighborhood, close to shopping centers, shops, and restaurants.

Beach access in 5 minutes (1.7 km).

Easy access, close to National Route 12.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES