

Superb architect-designed house with sea views, 850 m from the beach, close to the seaside resort of Pléneuf

EXCLUSIVE

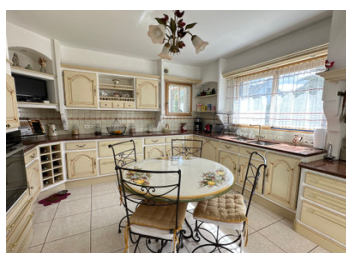
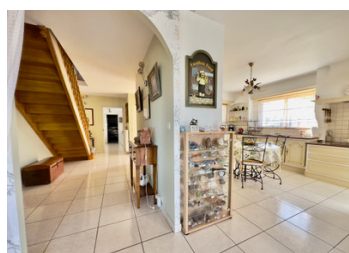


INFORMATION

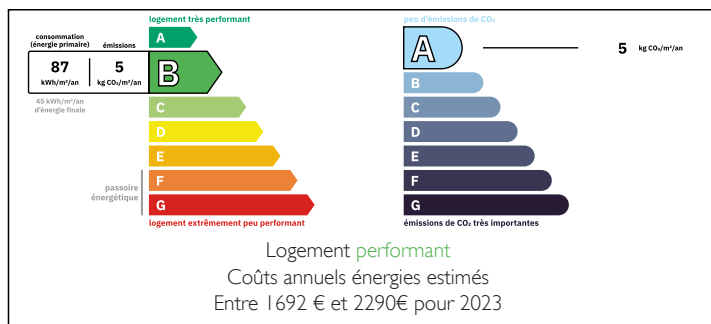
Town:	Pléneuf-Val-André
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	223 m ²
Plot Size:	989 m ²

IN BRIEF

Côtes d'Armor coastline, architect-designed house, 223 m² with large, bright living room opening onto a veranda, fitted kitchen, 4 bedrooms including a ground floor suite, 2 shower rooms. Enclosed grounds of 989 m² with terrace, bioclimatic pergola, double garage and ample parking. High-end features: new heat pump, condensing boiler, central vacuum system, electric roller shutters, motorised gate, alarm. Energy rating B – Climate rating A. Virtual tour available on request.



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 habitation: EUR

NOTES

DESCRIPTION

On the ground floor, you will find:
a large living room opening onto a heated veranda and the garden, a fitted and equipped kitchen, a bedroom, a bathroom with a spa bath, a utility room, a laundry/boiler room and a double garage.

Upstairs: a beautiful, bright room with sea views, 3 bedrooms, and a shower room.

The house is equipped for optimal comfort: new heat pump, LPG condensing boiler, central vacuum system, electric roller shutters, motorised gate, alarm system, and stair lift.

Outside, there is a south-west facing terrace, a bioclimatic pergola, a landscaped garden, a tarmac courtyard with plenty of parking spaces, and a 4,000-litre water tank. The property is fully enclosed. Energy rating B – Climate A. A pleasant house to live in, with beautiful volumes, numerous sea views and close proximity to the beaches.

The approximate surface areas of the rooms are as follows:

hall 14.8 m²
landing 1.8 m²
toilet 1.7 m²
kitchen 15.9 m²
utility room 6.9 m²
living room: 43.5 m²
Insulated and heated veranda 17 m²
Ground floor bedroom 15.3 m²
Bathroom/shower room 8.3 m²
Toilet 1.7 m²
Boiler room/laundry room 11.9 m²
Garage 40.7 m²
Upstairs bedroom 13.1 m²
Upstairs bedroom 12.1 m²
Upstairs bedroom/study 23 m²
Upstairs shower room/toilet 8.7 m²
Lounge 39.7 m²
Dressing room 2.3 m²
Outdoor bioclimatic pergola 15 m²
Entrance hall 3 m²