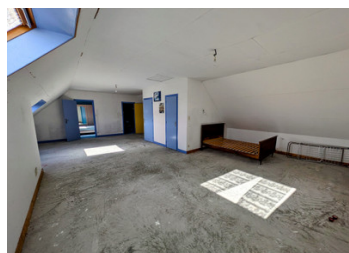


## Baie des Trépassés – 4-bedroom house steps from the beach, enclosed garden, garage, great potential



## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Clédén-Cap-Sizun |
| Department: | Finistère        |
| Bed:        | 4                |
| Bath:       | 2                |
| Floor:      | 196 m2           |
| Plot Size:  | 1225 m2          |

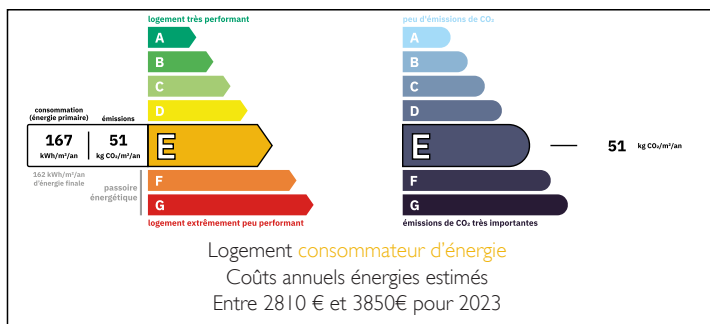


## IN BRIEF

Located in a highly sought-after coastal setting at Baie des Trépassés, this house offers a family-friendly layout with a large living room, veranda, fitted and equipped kitchen, 4 bedrooms, a bathroom, a shower room, 2 WCs, a summer kitchen, a utility room, a garage and a large room on the first floor to be converted. The enclosed plot of around 1,225 m<sup>2</sup>, the south-facing terrace and the immediate proximity to the beach make this an attractive property both as a main home and as a holiday house.

A renovation budget will be required to fit out the large first-floor room, upgrade the individual drainage system (quotation in progress) and refresh the summer kitchen and utility room. The village of Clédén-Cap-Sizun provides essential day-to-day services, including the town hall and the post office, while Audierne, about 10 km away by...

## 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: 1048 EUR**

**Taxe habitation: 1680 EUR**

## NOTES

## DESCRIPTION

For sale in Clédén-Cap-Sizun, this house is located in the Baie des Trépassés area, about 30 seconds' walk from the beach. The property offers generous volumes and a solid base for a main residence, a second home or a long-term coastal investment project.

Ground floor

Entrance hall: 1.83 m<sup>2</sup>

Living room: 33.25 m<sup>2</sup>

Veranda: 6.50 m<sup>2</sup>

Fitted and equipped kitchen: 13.67 m<sup>2</sup>

Hallway with cupboards: 13.90 m<sup>2</sup>

Bathroom: 6.92 m<sup>2</sup>

Bedroom 1: 15.40 m<sup>2</sup>

Bedroom 2: 12.60 m<sup>2</sup>

WC: 1.72 m<sup>2</sup>

Utility room: 4.42 m<sup>2</sup>

Shower room: 2.42 m<sup>2</sup>

Summer kitchen: 22.00 m<sup>2</sup>

Boiler room: 3.78 m<sup>2</sup>

Garage: 37.00 m<sup>2</sup>, with access to the rear garden

The ground floor provides a practical day-to-day layout, with two bedrooms on this level and several useful ancillary rooms.

First floor

Bedroom 3: 9.30 m<sup>2</sup> habitable space, approx. 13.77 m<sup>2</sup> floor area