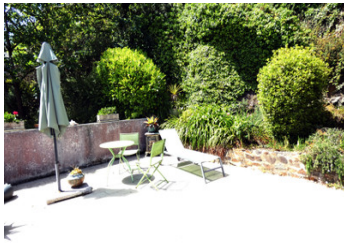


Elegant 5-bedroom gentleman's residence just 200 metres from the beach on the beautiful Goëlo coast



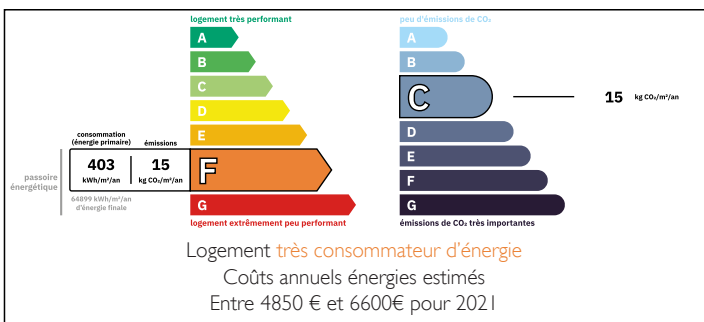
## INFORMATION

Town:	Plouézec
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	140 m <sup>2</sup>
Plot Size:	312 m <sup>2</sup>

## IN BRIEF

Nicely situated just 200 metres from the Plage de Brehec, this elegant gentleman's residence is the perfect abode for lovers of the coast. On street level, the property offers a huge garage, perfect for storing a boat or turning to use as a workshop; large store room with internal access to the house and cave. The main living space is found on the elevated first floor, with views over the surrounding countryside, and offers kitchen, salon with terrace, bedroom, glazed sun-room with terrace and bathroom. The second and third floors are each divided in to 2 spacious bedrooms and shower room with WC. Outside space is divided in to 2 interlinked terraces, both raised above street level, providing the perfect easy-maintenance place to relax and read a good book or enjoy apéro with...

## 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

Property constructed circa 1900 :

Habitable space - 140 m<sup>2</sup>

Basement with external access from street level - 154 m<sup>2</sup>

Heating - electric

Drainage / sewerage - mains

Ground floor ( elevated from street level ) :

- Entrance hall 6.5 m<sup>2</sup> with staircase

- Kitchen 15 m<sup>2</sup>

- Salon 14.7 m<sup>2</sup> with wood burning fire

- Bedroom / office 11.5 m<sup>2</sup>

- Bathroom (bath, wash basin, WC) 5 m<sup>2</sup>

- Glazed veranda 13.5 m<sup>2</sup> leading to north-facing terrace

First floor :

- 2 Bedrooms 17 m<sup>2</sup> & 18 m<sup>2</sup>

- Shower room (wash basin, shower, WC)

Second floor :

- 2 Bedrooms 16 m<sup>2</sup> & 15 m<sup>2</sup>

- Shower room (wash basin, shower, WC)

Basement :

- Garage 47 m<sup>2</sup>

- Store room & workshop

Outside space :

- 2 terraces ( west-facing and north-facing)

Beach - Plage de Bréhec - 200 metres

Bars & restaurants at proximity

Access to bus route - 50 metres

Plouézec with weekly market ( Saturday ) - 4km

Plouha with weekly market ( Wednesday ) - 7km

Paimpol with leisure port, rail link & weekly market ( Tuesday ) - 12km

Distances and measurements are approximate and non-contracturel

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

## LOCAL TAXES

Taxe foncière:

948 EUR

## NOTES