

Modern 5 bed home, fabulous holiday rental/investment opportunity - Pléneuf Val-André Brittany Coast



INFORMATION

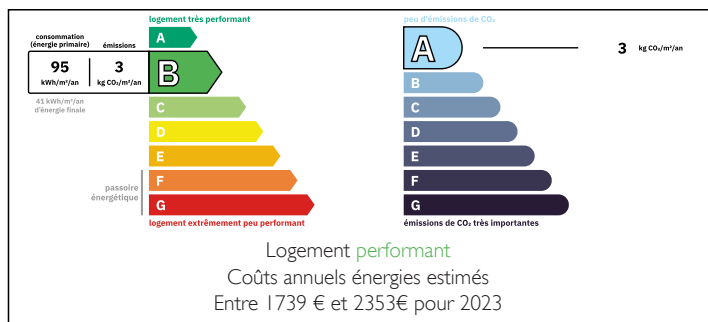
Town:	Pléneuf-Val-André
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	235 m2
Plot Size:	795 m2



IN BRIEF

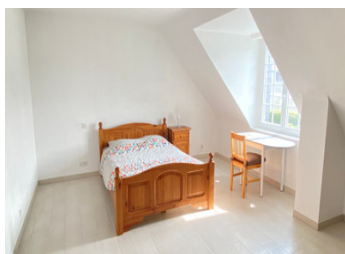
Just 300 meters from Les Vallées Beach and the Pléneuf-Val-André golf course, this spacious home offers the perfect setting to enjoy Brittany with your family—whether for a weekend, a vacation, or throughout the year. With 5 large double bedrooms and many attractions nearby, the potential for generating holiday rental income should not be underestimated. Just a short walk away is the 18-hole Golf de Pléneuf-Val-André, a spectacular coastal course, winding through heathland and valleys along the cliffs above the sea, with breathtaking views across the coast and Bay of Saint-Brieuc. For the non golfers, there are the beaches, shops, restaurants and the renowned Spa Marin du Val-André Thalasso Resort, offering a wide range of seawater treatments and wellness facilities, is located in the heart of the resort, overlooking the sea.

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

Facing due south and set on a fenced-in plot of 795 m², it features particularly spacious rooms, allowing several generations or groups of friends to gather without sacrificing anyone's comfort or privacy.

On the ground floor, a spacious 60 m² living area opens directly onto the terrace and garden. The living room, dining room, and kitchen come together to form a truly welcoming space for the whole family.

A large bedroom and a bathroom with a walk-in shower also allow for complete single-level living and there is a separate ground floor WC.

Upstairs, there are four very generously sized double bedrooms, a lounge area on the landing and a bathroom. One of the bedrooms is large enough to add a further en suite if required and the bathroom is adjacent making it an easy project.

In this home, everyone can have their own space, while the large common areas make it easy to gather together. The 5 large double bedrooms can accommodate 10+ people and rental income could be 2,5k per week in season making this a holiday home which could pay for itself or just a great investment.

The home also boasts a particularly valuable feature for a residence of this size: Energy Performance Rating B – Greenhouse Gas Emissions Rating A. You'll enjoy a spacious family home without the energy-related challenges often associated with properties of this size.

As mentioned, the beach, golf course, and walking trails are all within walking distance. The enclosed garden and south-facing...

NOTES