

Magnificent sea view property in Étables-sur-mer, near Binic on the Bay of St Brieuc, a natural reserve



INFORMATION

Town:	Binic-Étables-sur-Mer
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	184 m2
Plot Size:	2000 m2

IN BRIEF

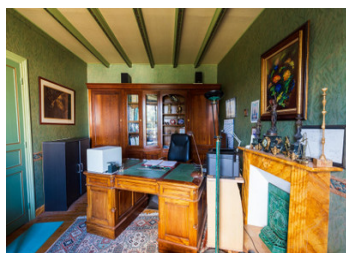
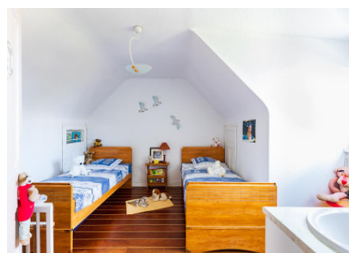
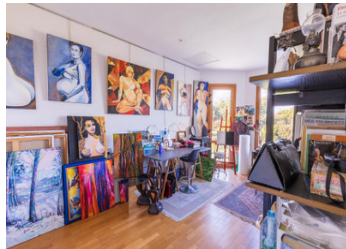
Splendid house between the beach of Godelins and the Moulin Blanc in this most exquisite coastal area.

This very comfortable house in impeccable style offers you full accommodation on the ground floor with a great master suite. The spacious living room with a large bay window allows you to enjoy the sea from its different angles of daily sunshine. A truly inspiring view.

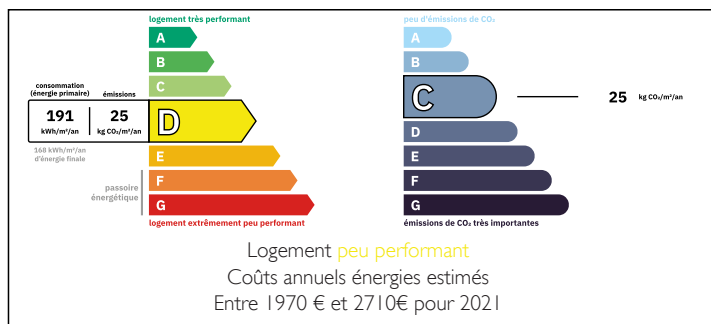
Each floor serves two bedrooms and a bathroom with toilet.

The basement consists of a double garage, wine cellar and a boiler room with its recent gas boiler.

The flower garden, which is not overlooked and has a shed, outbuildings: fire pit, summer kitchen and greenhouse, will delight lovers of gardening and relaxation in this green setting, conducive to

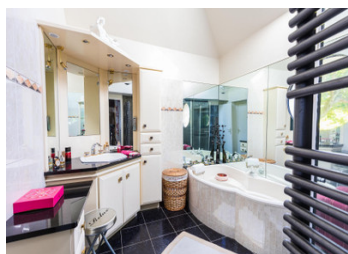


ENERGY - DPE



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 magnificent house at the end of the 19th century with sea views of Étables-sur-mer and the Îles Saint-Quay. The beach and hiking trails are within walking distance.

This very comfortable house in an impeccable style consists of:

- on the ground floor, a large bright living room, with a bay window, a workshop room, a dining room, a kitchen equipped with covered access to the garage, a master suite, toilet, cupboards.

- on the 1st floor, two beautiful rooms, overlooking the islands of Saint-Quay, a bathroom with balcony

- on the 2nd floor, two bedrooms with water and bathroom

- in the basement, a double garage with a motorized door, a wine cellar, a dedicated boiler room for the gas boiler.

Plus the delightful outside space.

Rare opportunity on the market.

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

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES