

800m from the sea, vibrant coastal town, 5 beds, sauna, hot tub, parking, private garden tick - fabulous home



INFORMATION

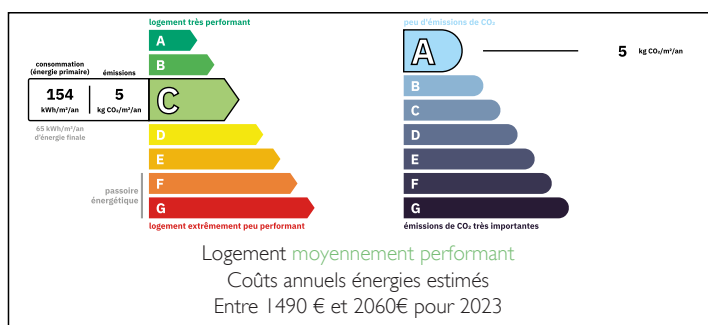
Town:	Saint-Cast-le-Guildo
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	125 m2
Plot Size:	1050 m2

IN BRIEF

This modern coastal property has so many positives, an established property in a peaceful private cul de sac offering tranquil living, but just 4km from the vibrant seaside resort of St Cast le Guildo, with many beautiful beaches in between. With 5 bedrooms and ample living space, both indoors and out this would be equally suitable as a permanent home or a holiday escape/rental. The garden is private and there is lots of parking for cars or a boat. A super barbecue corner, hot tub, and sauna are also great benefits. If you are tempted to leave home, the beach and a golf course are a short walk away. 30km to the ferry port at St Malo and also handy for Dinard.

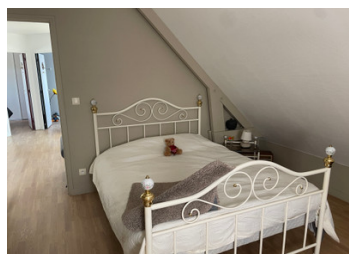


ENERGY - DPE



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

The bright and welcoming ground floor centres around a generous open-plan living and dining room with direct access to the garden, creating an ideal space for everyday living and entertaining. There is a handy cupboard to store crockery, etc as you are sure to be entertaining.

The fully fitted and equipped kitchen is both practical and stylish, and there is also a summer kitchen in the utility room. and an integral garage with utility sink.

The ground floor also benefits from a comfortable bedroom with fitted wardrobes and an en-suite shower room, a separate WC and a private sauna.

Upstairs, a very spacious central mezzanine landing provides a versatile additional living area, complemented by four further double bedrooms, a family shower room and a separate WC, offering ample accommodation for family and guests.

Outside, the beautifully established garden of approximately 1,050 m² provides a private and relaxing setting with mature planting, lawn, ornamental flower beds and a decorative pond. Designed for making the most of outdoor living, it features an attractive barbecue area, a hot tub, a sauna and two parking areas with plenty of space for several vehicles or even a boat - this in addition to the garage and driveway. The property has vehicle access front and back.

This modern home is equipped with home automation for added comfort and convenience, while its peaceful setting belies its proximity to the lively seaside resort of Saint-Cast-le-Guildo, just 4 km away, with a choice of beautiful beaches...

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