

Beautiful family home or B&B venture. Workshop/studio space, large garden with sea views. Longère to renovate.

EXCLUSIVE



INFORMATION

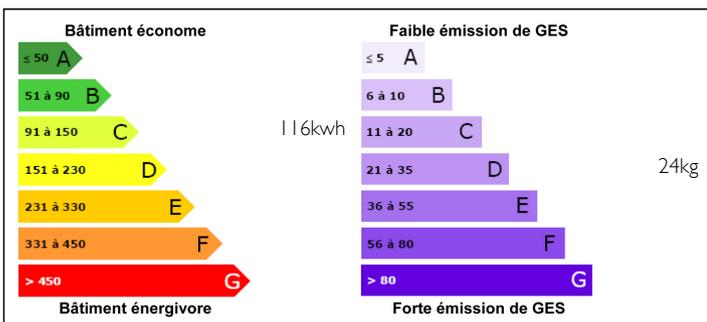
Town:	Saint-Nic
Department:	Finistère
Bed:	4
Bath:	4
Floor:	255 m2
Plot Size:	12001 m2



IN BRIEF

Beautifully renovated 4-bedroom house, perfect for a family home or bed & breakfast venture. Bright and spacious rooms, each one with ensuite facilities. Inviting living room of over 70m² with woodburning stove. Features a 1 hectare garden, hangar, and well-maintained workshop/studio space. Additionally, there's a separate, 90m² stone built longère for renovation. Ideally situated between the famous St Nic beach and Menez Hom moorland viewpoint.

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

Nestled between serene moorland walks and exciting seaside adventures, this enchanting country house offers the perfect blend of rural tranquility and convenient access to the wider world.

2km walk to Menez Hom

5km to St Nic Beach

15km to Chateaulin (Banks, Supermarket and all facilities)

35km to Quimper train station

50km to Brest airport

Property comprises...

Ground Floor - 132m²

Hallway - (1,8m x 2,8m) + (1,2m x 0,9m) = 5,0m² + 1,1m² = 6,1m²

Kitchen - 4,8m x 4,0m = 19,2m²

Dining room - 3,8m x 4,9m = 18,6m²

Lounge - 12,9m x 5,7m = 73,5m²

W.C. - 1,0m x 1,5m = 1,5m²

Office - (2,9m x 2,6m) + (3,0m x 1,9m) = 7,5m² + 5,7m² = 13,2m²

1st floor - 111m²

Landing - 0,9m x 1,8m = 1,6m²

Bedroom 1 - 3,9m x 5,0m = 19,5m²

Shower room - 1,8m x 1,5m = 3,4m²

Bedroom 2 - 4,0m x 5,0m = 20m²

Shower room - 3,6m x 2,6m = 9,4m²

Bedroom 3 - 6,7m x 3,9m = 26,1m²

Bathroom - 3,9m x 4,3m = 16,8m²

Walk in wardrobe - 3,1m x 2,6m = 8,1m²

Landing - 3,5m x 1,6m = 5,6m²

2nd floor - 21m²

Landing - 1,8m x 1,6m = 2,9m²

Bedroom 4 - 3,8m x 2,9m = 11m²

Bathroom - (0,8m x 3,8m) + (2,1m x 1,5m) = 3,0m² + 3,2m² = 6,2m²

W.C. - 1,0m x 1,3m = 1,3m²

Annexes - 108m²

Workshop - (13,5m x 5,0m) + (7,0 x 3,0m) =

NOTES