

## Price on request

### Contact agency

#### Instinct Immobilier

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### For sale house

5 rooms

Surface : 130 m²

Surface of the living : 18 m²

Surface of the land : 398 m²

Year of construction : 1936

View : Aperçu mer

Hot water : Electrique

Inner condition : excellent

External condition : to renovate

Couverture : slate

### Features :

workshop, Garden shed, Stove pellets, double glazing, Laundry room, CALM

4 bedroom

1 shower

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

10/10/2021



## House 40 Plouhinec

Located in Plouhinec, in the heart of the stunning Cap Sizun, this beautifully renovated house offers you a rare opportunity to live in one of Brittany's most picturesque regions. Here, you'll enjoy a pristine environment, just minutes from wild beaches, coastal trails, and the unique landscapes that have made this area famous. Whether you love seaside walks, swimming, or hiking, you'll be captivated by the variety of views and the enchanting Breton light. The house has been carefully renovated, featuring internal insulation and double-glazed PVC windows, ensuring excellent thermal and sound comfort all year round. You'll appreciate a cozy and energy-efficient atmosphere, both summer and winter. On the ground floor, you'll find a charming dining room, perfect for hosting family and friends, alongside a fully fitted kitchen designed with both sociability and practicality in mind. A laundry room and a workshop complete this level, providing much-appreciated storage and DIY space for everyday needs. Upstairs, two bright bedrooms welcome both young and old, accompanied by a modern bathroom with a toilet. The second floor—a real highlight of the house—features a spacious 24.70 m² bedroom, ideal for a master suite or guest room, along with a 13.13 m² room to be customized to your needs: an additional bedroom, an artist's studio, a home office, or a playroom. From this level, you'll enjoy a stunning sea view, a daily spectacle that invites relaxation and escape. Outside, the 298 m² plot has been thoughtfully landscaped, offering a true green haven with mature trees and a garden shed. A 9 m² garden shed, resistant to wind and storms, provides space for your tools or set up an additional room. The property is fully equipped with everything you need to fully enjoy this ideally located house in Plouhinec, a charming town with a beautiful sea view. The facade requires some minor work, which will complement the overall property. Fees and charges are included in the price.

