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For sale Property in Belle-Île - 3 buildings facing the sea Morbihan

Sauzon , Morbihan , Brittany



€2,743,800

inc. of agency fees

9 Beds 330 sqm 0.45 ha

Close to a popular port of Belle-Île-en-Mer, this property is unique in its location and its possibilities. On a plot of 4,500 m², in a preserved environment, its 3 buildings, which offer nearly 350 m²...

At a Glance

Reference MFH-DBL169319-EL
Bed 9
Land 0.45 ha

Near to Sauzon
Pool No

Price €2,743,800
Hab.Space 330 sqm
Land Tax N/A

Property Description

Close to a popular port of Belle-Île-en-Mer, this property is unique in its location and its possibilities. On a plot of 4,500 m², in a preserved environment, its 3 buildings, which offer nearly 350 m² of living space, form the last row of the hamlet facing the sea, a cove and a beautiful beach in the west of the island.

Description:

At the end of a dead end, at the end of a hamlet, the property houses 3 buildings which dominate the land then the cove and the sea. The main building and its outbuilding built in 2013, are astonishing ecological constructions combining wooden frames, bamboo frames and high-performance lime-hemp insulation in the appearance of traditional houses on the island.

The house offers nearly 200 m² of living space, with, on the ground floor, a kitchen and dining room, a real living room of 30 m², with a beautiful 'belliloise' type fireplace, a living room equipped with a stove. wood burning stove, a large entrance hall with toilet, a laundry room and scullery and a bathroom with toilet, perfect for returning from the beach.

Upstairs there are 4 bedrooms, a large landing, a shower room and a bathroom. Tiled floor tiles on the ground floor, superb aged parquet flooring on the upper floors, double-glazed wooden frames, cooking range: quality materials and equipment were the rule.

The outbuilding of the house, built on the same model, has on the first floor, accessible by an external staircase, two beautiful bedrooms, toilets and a bathroom, for a space dedicated to friends which leaves them completely independent. The ground floor of approximately 50 m² is devoted to the essential technical part of the property with two garage-workshops with water points which accommodate garden and DIY equipment, fishing equipment, diving equipment, boat, surf.

The third house, a large former stable of approximately 90 m² on two levels, was renovated in 2023 and has never been occupied. There is, on the ground floor, a living room of approximately 40 m², a kitchen, a laundry room, a small additional living room, a bathroom with toilet, a bedroom with its private bathroom and, upstairs, two small bedrooms with parquet floors and toilets.

From the south-facing terrace, the kitchen and the bedroom on the ground floor, like ever-changing paintings, you can enjoy exceptional views of the sea, of the beach which can be seen at the bottom of the neighboring cove, of the valley.

Surrounding area:

Located 2.5 km from the port of Sauzon and 8 km from Le Palais, the property, which faces the ocean, is close to a beach that can be reached on foot, an ornithological reserve and the golf course. of Belle-Île. of which 3.15 % fees incl. VAT at the buyer's expense.

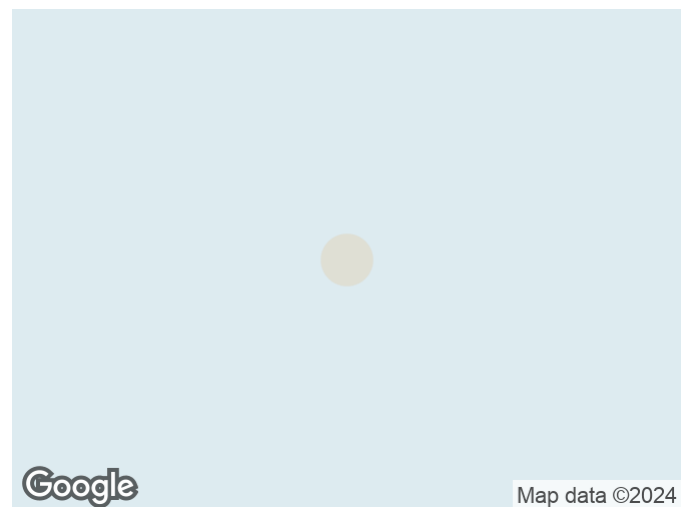
Summary

Property type:	House
Bedrooms:	9
Price	€2,743,800

Key Information

Internal Area:	330 sqm
Land Area:	0.45 ha
Has a Garden	Yes

Location: Brittany



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