Laskowski &Co

Unit 7, Meudon, Maenporth Road, Maenporth, Falmouth, TR11 5HT

£675,000

PRELIMINARY ANNOUNCEMENT OF SALE

A 2 bedroom residence of 1,270 sq ft forming part of Meudon - an ultra-exclusive development of luxury homes set within 9 acres of private, historic sub-tropical gardens on Cornwall's Helford coastline.

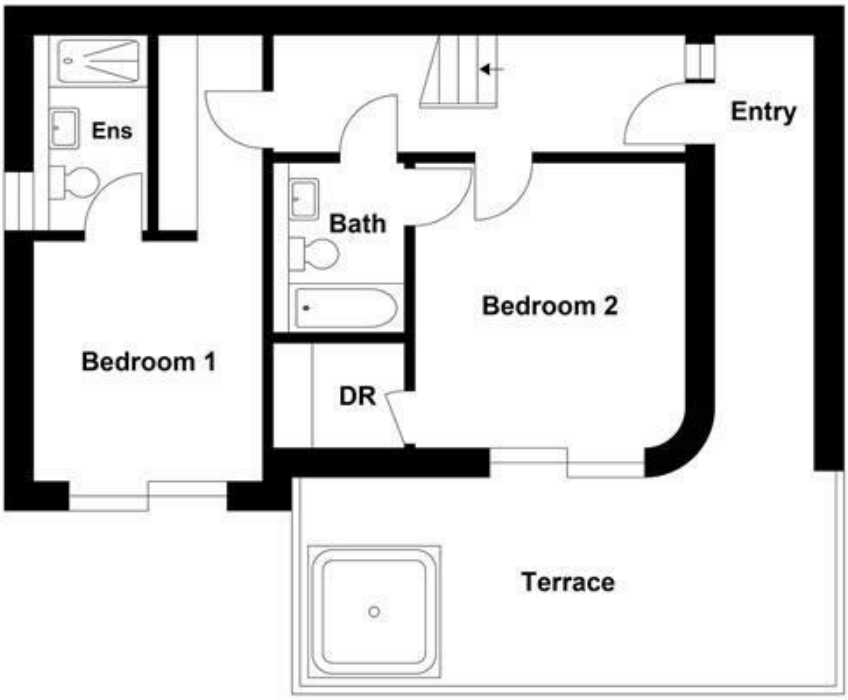
Key Features

- 2 bedroom residence extending to 1,270 sq ft (118 sq m), arranged over 2 floors
- 2 generous double bedrooms at ground floor, each with dressing area and en-suite facilities
- Private beach access at Bream Cove and 9 acres of historic sub-tropical gardens
- First floor open-plan living, kitchen and dining, positioned to draw in light and frame the outlook
- 59 sq m of private terracing across both levels, including a 41 sq m terrace off the bedroom floor
- Freehold with no ground rent, full residents' access to Hotel Meudon, and 24/7 on-site management

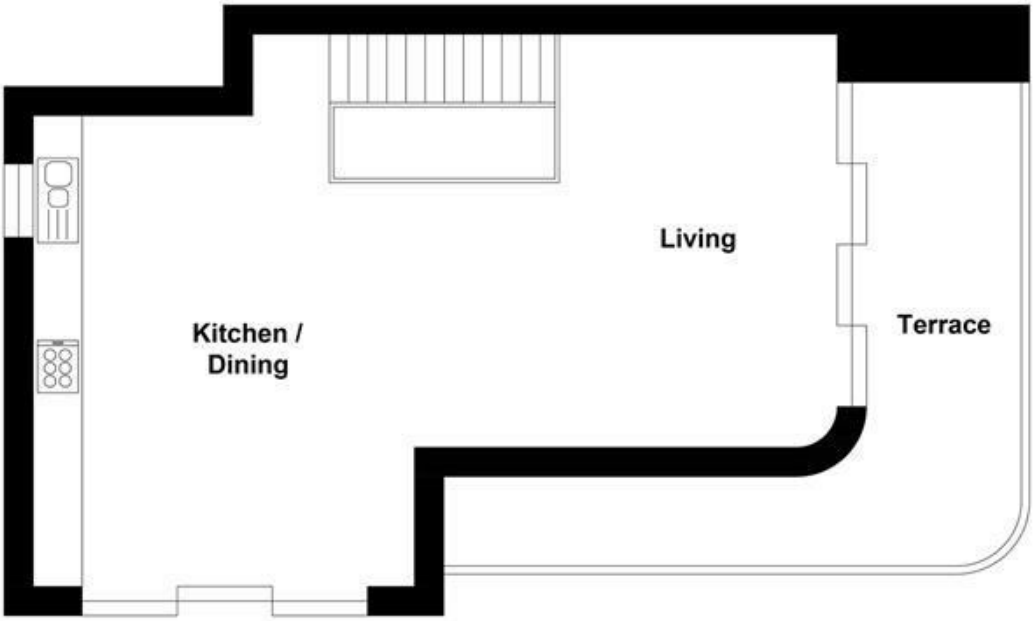
The residence is arranged over 2 floors, with both bedrooms and a substantial terrace at ground level and the principal living space above. It is a deliberate inversion of the conventional plan: the open-plan kitchen, dining and living area sits at first floor, where light and outlook are at their best, while the bedrooms occupy the quieter, more sheltered level below.

Ownership is freehold with no ground rent and carries full residents' access to the facilities of Hotel Meudon - the restaurant and bar, the 15 meter heated outdoor pool and The Sanctuary Spa - together with concierge services and a 24/7 on-site property management team. The residence is offered off-plan. Planning permission permits these as second homes/investments only. They cannot be occupied as primary residences.

Floor Plan



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.