

\$3,950 - 109 Via Breve # 25, San Clemente

MLS® #OC25156181

\$3,950

2 Bedroom, 2.00 Bathroom, 1,250 sqft
Residential Lease on 4 Acres

Bay Cliff Village (BV), San Clemente,

Welcome to 109 Via Breve, a delightful fully furnished coastal retreat nestled in the heart of Bay Cliff Village—San Clemente’s beloved 55+ community. This sun-filled 2-bedroom, 2-bathroom furnished cottage is full of charm and thoughtful upgrades, offering a serene escape just minutes from sandy beaches, local boutiques, and the lush fairways of Shorecliffs Golf Club. Step inside to find a bright, open floor plan with coastal-inspired finishes, an updated kitchen with sleek quartz countertops and stainless steel appliances, and spacious bedrooms with laminate flooring and plenty of natural light. The inviting backyard features a covered patio—ideal for morning coffee or evening ocean breezes. With a detached one-car garage and interior laundry, this home is as convenient as it is charming. Bay Cliff Village offers a warm, neighborly atmosphere with a cozy clubhouse, social events, and winding garden paths perfect for leisurely strolls. Whether you're relaxing in the sea air or teeing off next door, this is coastal senior living at its finest.



Built in 1963

Essential Information

MLS® #	OC25156181
Price	\$3,950
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	3.92
Year Built	1963
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	James Vanar
Listing Office	Anchor West Properties, Inc.

Community Information

Address	109 Via Breve # 25
Area	SN - San Clemente North
Subdivision	Bay Cliff Village (BV)
City	San Clemente
County	Orange
Zip Code	92672

Amenities

Utilities	Association Dues, Gardener, Water
Parking Spaces	1
# of Garages	1
View	None
Pool	None

Exterior

Lot Description	Back Yard, Garden, Landscaped
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Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

Additional Information

Date Listed	July 11th, 2025
Days on Market	92
Short Sale	N
RE / Bank Owned	N

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