



STYLISH 3 BED HOUSE & GROUND FLOOR
APARTMENT & 2 GÎTES & POOL. ACTIVE BUSINESS
JUST OUTSIDE LA ROCHE BERNARD.

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PROPERTY FACT FILE

REFERENCE	A27705PH56
PRICE	€ 749,800 £ 620,534* *agency fees included: 4 % TTC to be paid by the buyer (721 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	5
ACCOMMODATION	266 m ²
LAND	6943 m ²
TOWN	La Roche-Bernard
DEPARTMENT	Morbihan
LOCATION	Village property
TYPE	Gîte
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking

*Price based on current exchange rate which is subject to change

- High quality, updated, well designed & maintained.
- Light, spacious with good sized gardens.
- A highly successful business.
- Village centre. Port and lively market town 5 mins.
- Beaches 15 minutes away

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MAIN HOUSE

Entrance hall 8,2 m²

Lounge-diner with double sided insert fireplace and panoramic views
26,5m²

DESCRIPTIF

EXTERIOR

The enclosed plot, protected by an electric gate & video-surveillance consists of a garden area raised patio, 3 carports one attached to the annexe, parking area, two parking areas in front of the gîtes and one summer kitchen overlooking the heated swimming pool.

LOCATION :

Nestled away in a hidden corner of the village with a grocery store and other amenities on foot.

5 km La Roche Bernard
17 km the nearest beaches
40 km Vannes
75 km Nantes airport
85 km Rennes airport
160 km St-Malo
450 km Paris

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27705PH56>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

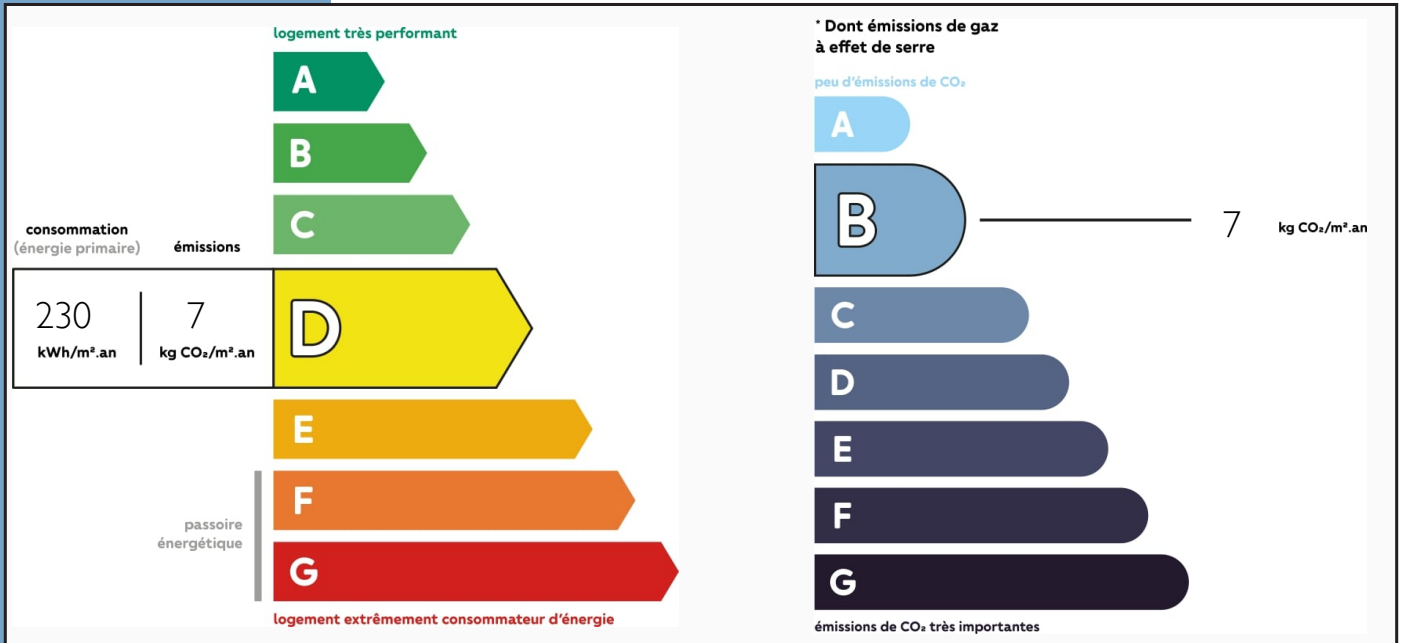
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ENERGIE-DPE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A27705PH56
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AND PHOTOS
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