



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 £ 635,493* *agency fees included: 4 % TTC to be paid by the buyer (721 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	5
ACCOMMODATION	266 m <sup>2</sup>
LAND	6943 m <sup>2</sup>
TOWN	La Roche-Bernard
DEPARTMENT	Morbihan
LOCATION	Village property
TYPE	Gîte
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Walking distance to shops

\*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 m<sup>2</sup>

Lounge-diner with double sided insert fireplace and panoramic views  
26,5m<sup>2</sup>

## 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

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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

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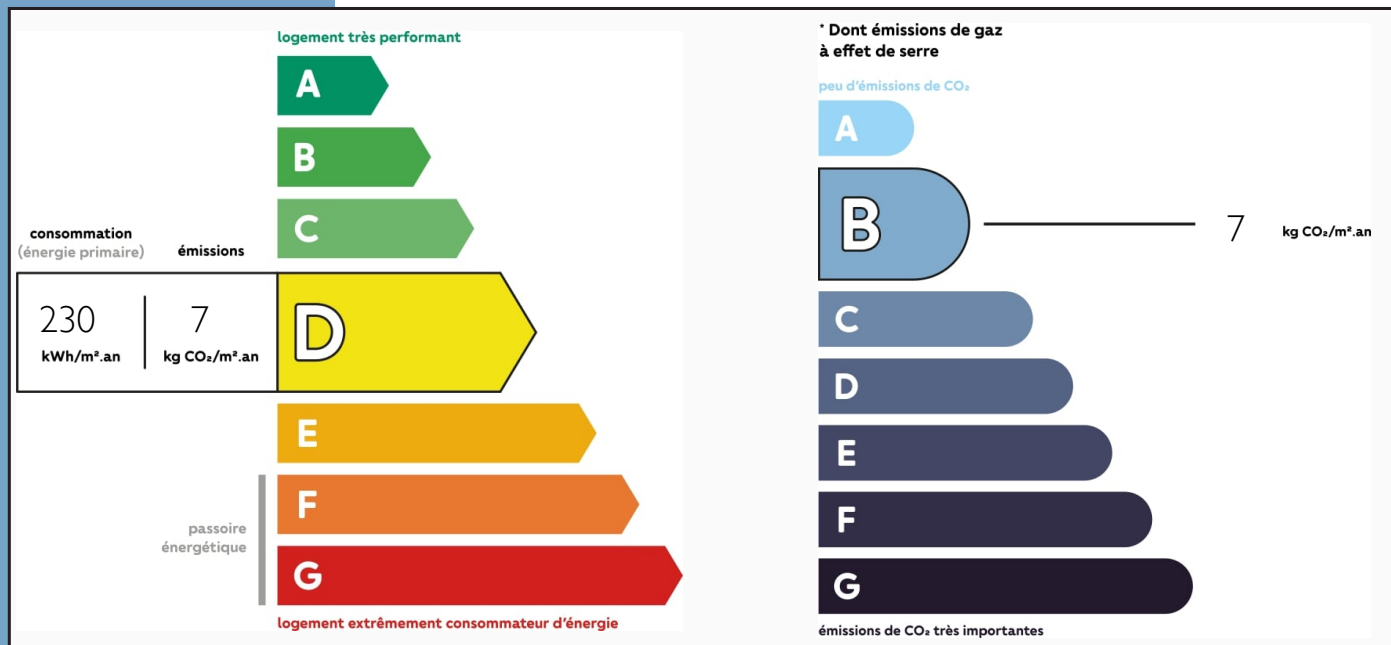


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## ENERGIE-DPE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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