



STUNNING 4/5 BEDROOM STONE PROPERTY
WITH SEPARATE GITE, LAKE, TWO GARAGES
AND OVER 5000 M2 OF STUNNING GARDEN

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PROPERTY FACT FILE	
REFERENCE	A33887NWA56
PRICE	€ 577,500 £ 480,411*
	*agency fees included: 5 % TTC to be paid by the buyer (550 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	190 m ²
LAND	5291 m ²
TOWN	Baud
DEPARTMENT	Morbihan
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, River Frontage, Garage
	*Price based on current exchange rate which is subject to change



- LAKE
- DOUBLE GLAZED WITH ELECTRIC SHUTTERS
- SEPERATE GITE
- 2 GARAGES
-

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Stunning Stone Detached Property with Second Independent Gîte –
A Rare Opportunity!

Discover this exquisite and unique stone property, perfectly located in
a sought-after area just 30 minutes from Lorient and the stunning
coastline. Set within walking distance of the vibrant town of Baud, this

DESCRIPTIF

Main Property Features:

Ground Floor:

Spacious open-plan living area with elegant tiling and a stylish modern
wood burner.

Fully double-glazed throughout with electric shutters for added
convenience.

Bespoke kitchen featuring marble worktops and an integrated marble
sink.

Two double bedrooms with magnificent garden and lake views.

Master suite with built-in storage and a luxurious ensuite shower room
with WC.

Family bathroom with a bathtub and utility area.

Versatile second bedroom, ideal for an office, dressing room, or
additional space.

First Floor:

Separate entrance, making it ideal for multi-generational living or rental
potential.

Bright and airy lounge and dining area, with plumbing available for an
additional kitchen if desired.

Two spacious double bedrooms and a modern family bathroom.

Additional Features:

Attached garage for convenience.

Under-stair storage for practicality.

Independent Gîte:

Charming stone building with its own garage, ideal as a rental property
or additional accommodation.

Ground-floor fitted kitchen and dining area.

Upper-level lounge, bedroom, and shower room with WC.

Outdoor Paradise:

Over 5,000m² of private land, including a picturesque lake teeming
with fish.

Ample space to install a swimming pool for ultimate relaxation.

Covered carport, perfect for al fresco dining and summer barbecues.

This property truly offers a slice of paradise, combining privacy,
flexibility, and proximity to amenities. Whether you're looking for a
dream family home

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33887NWA56>

COMPLETE FILE AND PHOTO ON REQUEST

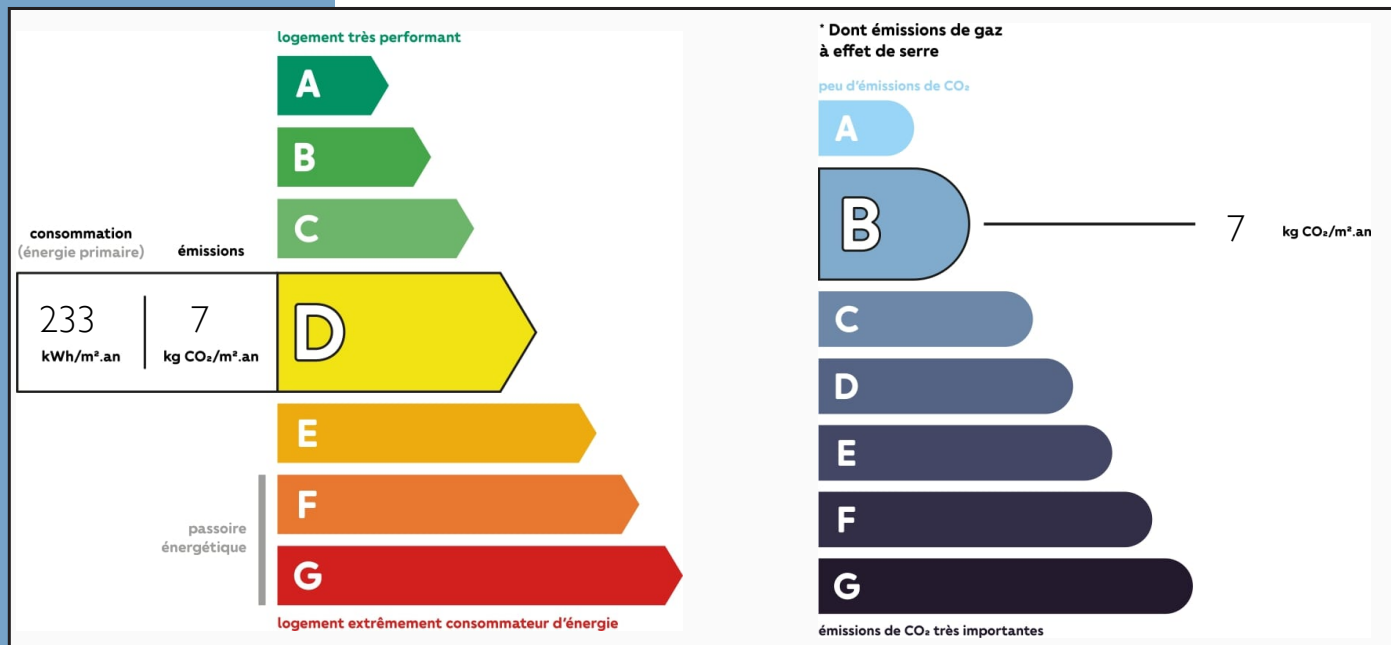


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A33887NWA56
FILE COMPLETE
AND PHOTOS
ON REQUEST

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