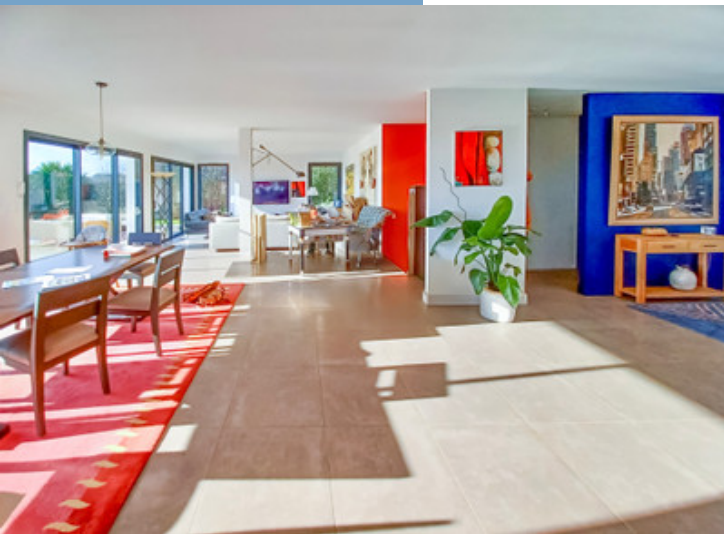




LUXURY, ARCHITECT DESIGNED 5 BEDROOM  
VILLA WITH HEATED POOL & RIVER VIEWS JUST  
25 MINUTES FROM BEACH.

www.leggettprestige.com

LUXURY, ARCHITECT  
DESIGNED 5 BEDROOM  
VILLA WITH HEATED  
POOL & RIVER VIEWS JUST  
25 MINUTES FROM BEAC...



PROPERTY FACT FILE	
REFERENCE	A34379PH56
PRICE	€ 670,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	190 m <sup>2</sup>
LAND	1827 m <sup>2</sup>
TOWN	Béganne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	





- Excellent condition, inviting interiors and slick
- Garage & carport
- The views, the views, the views...
- A sailor's paradise overlooking the harbour
- Open plan living and extravagantly spacious rooms.

LUXURY, ARCHITECT  
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#### GROUND FLOOR

Grand entrance hall 16,29 m²

WC & hand basin 1,66 m²

Cloakroom 3,7 m²

Lounge-diner with triple sliding doors & stunning river views 17,90 m²

## DESCRIPTIF

... Heated swimming pool with long wooden patio from which to enjoy the views of the passing boats on the Vilaine river below.

Tiled, west facing patio

This south facing property is set within an enclosed half acre plot in an elevated position, consisting of a large parking area, a lawned garden with boules court and aforementioned pool.

#### OUTBUILDINGS

Garage 49 m²

Carport 20 m²

Utility room 8 m²

#### LOCATION

This is NOT in a flooding zone.

4 km centre Béganne

16 km La Roche Bernard

18 km centre Redon (& TGV station)

47 km Vannes

75 km airport Rennes

85 km airport Nantes

150 km St Malo

430 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/A34379PH56>

COMPLETE FILE AND PHOTO ON REQUEST



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

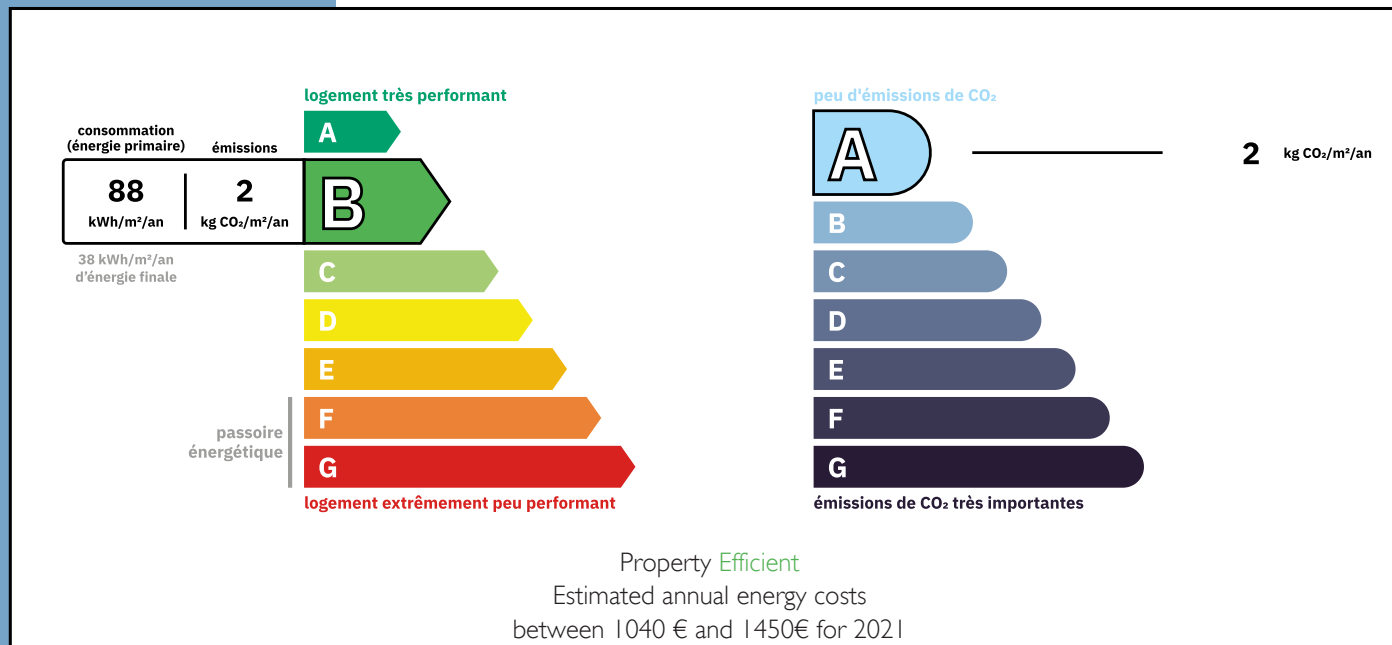
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LUXURY, ARCHITECT  
DESIGNED 5 BEDROOM VILLA  
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## ENERGIE-DPE

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## NOTICE

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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 : A34379PH56  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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