



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



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STONE PROPERTY WITH  
SEPARATE GITE, LAKE,  
TWO GARAGES AND  
OVER 5000 M2 OF  
STUNNI...



PROPERTY FACT FILE	
REFERENCE	A33887NWA56
PRICE	€ 536,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (510 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	190 m²
LAND	5291 m²
TOWN	Baud
DEPARTMENT	
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 5,000m<sup>2</sup> 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

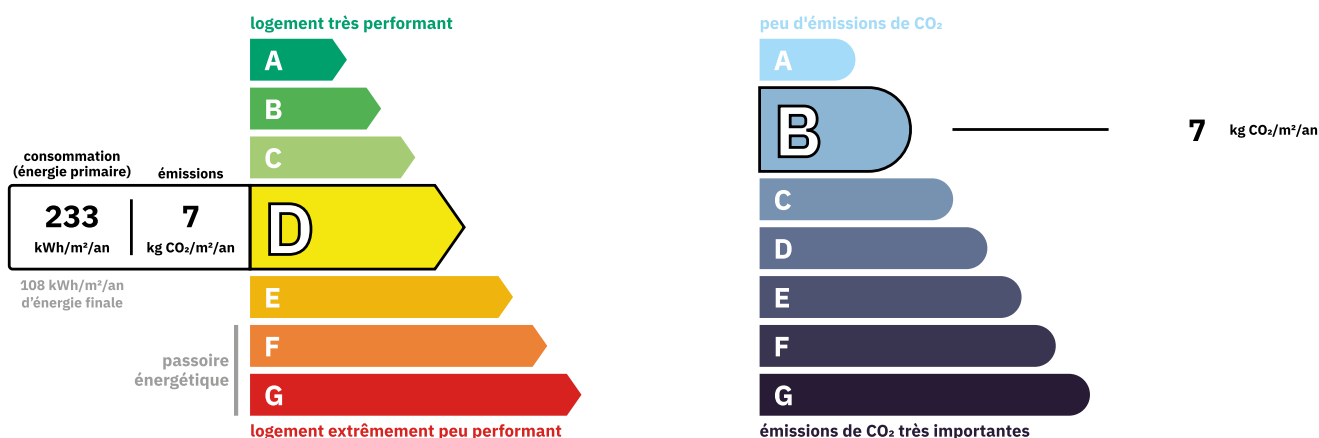


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OF STUNNI...

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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 2390 € and 3310€ for 2021

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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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