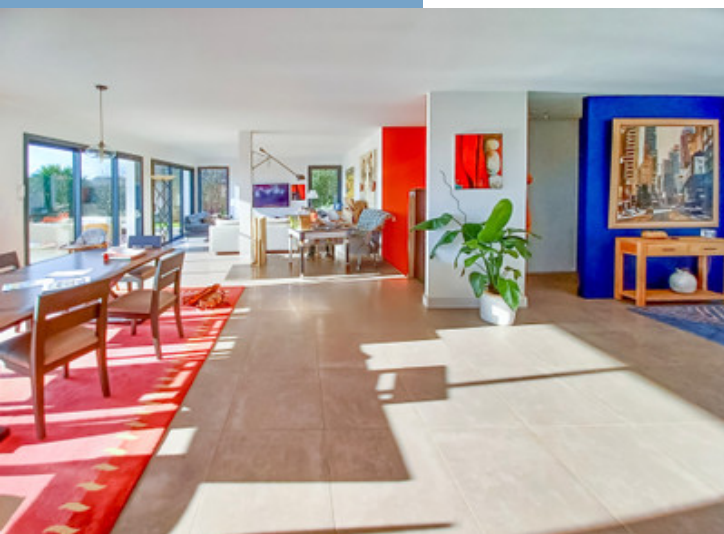




LUXURY, ARCHITECT DESIGNED 5 BEDROOM
VILLA WITH HEATED POOL & RIVER VIEWS JUST
25 MINUTES FROM BEACH.

www.leggettprestige.com

LUXURY, ARCHITECT
DESIGNED 5 BEDROOM
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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 ²
LAND	1827 m ²
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.

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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

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

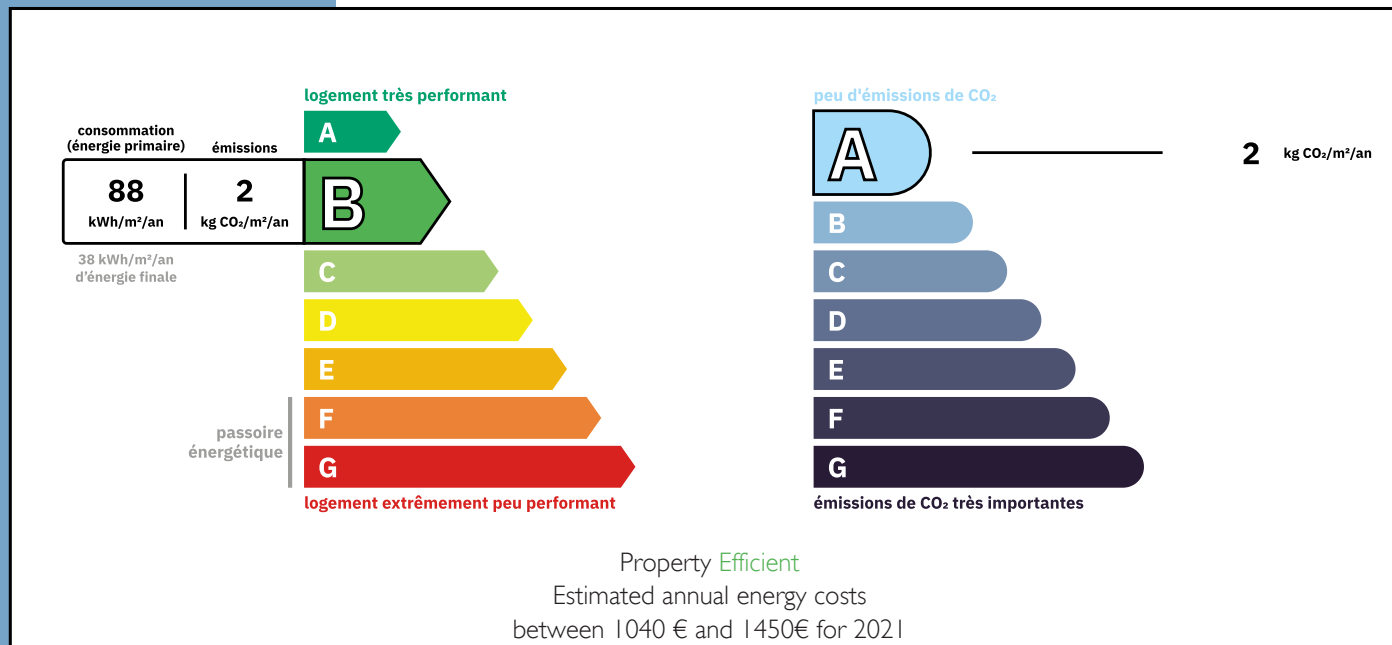
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ENERGIE-DPE

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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 : A34379PH56
FILE COMPLETE
AND PHOTOS
ON REQUEST

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