

Stylish 3 Bed house & Ground floor apartment & 2 gîtes & pool. Active business just outside La Roche Bernard.



INFORMATION

Town:	La Roche-Bernard
Department:	Morbihan
Bed:	6
Bath:	5
Floor:	266 m2
Plot Size:	6943 m2



IN BRIEF

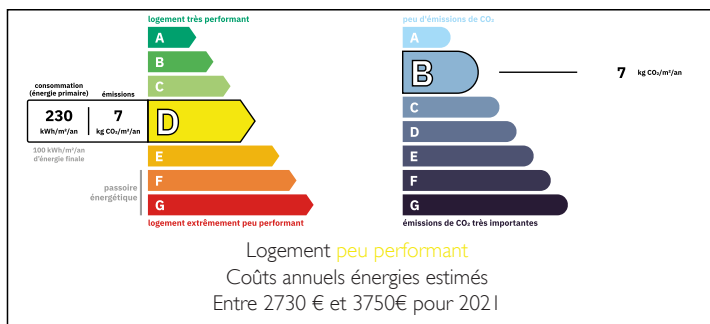
MAIN HOUSE

Entrance hall 8,2 m²
 Lounge-diner with double sided insert fireplace and panoramic views 26.5m²
 Fully fitted and equipped kitchen 13,3 m²
 WC with hand basin 1,3 m²
 Bedroom with wet room 12 m²

FIRST FLOOR

Landing 5 m²
 Bedroom 2 with wardrobe 12 m²
 Dressing room 4.7 m²
 Bedroom 3 with wardrobe 16 m²
 WC 0.7 m²
 Bathroom with WC, corner bath, large shower cubicle and utility area 4,5 m²

ENERGY - DPE



93 M² GROUND FLOOR FLAT: SUITABLE FOR

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

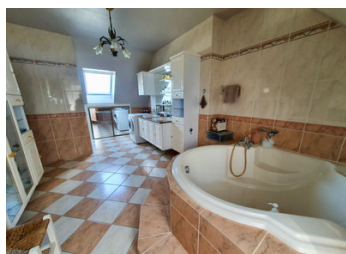
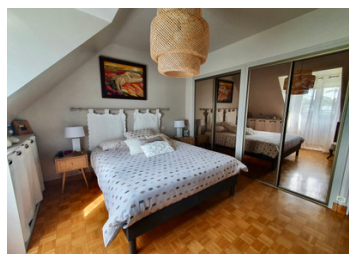
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

40m² GITE I

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Lounge-diner
 Fitted, equipped open plan kitchen
 Bedroom



LOCAL TAXES

Taxe foncière: 1206 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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

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