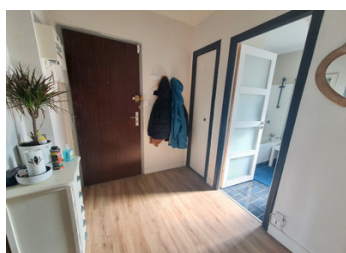
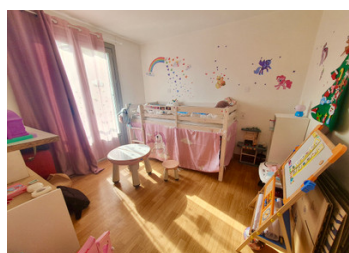
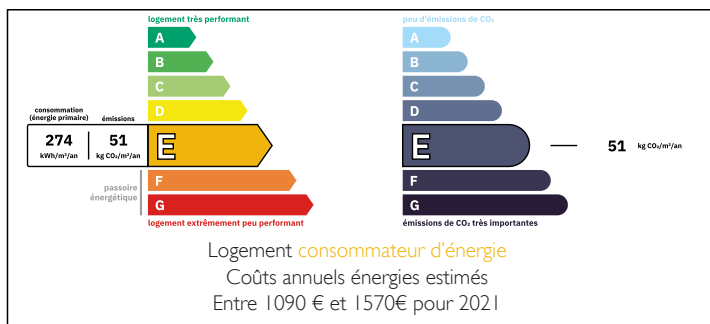


Town centre 2 Bedroom apartment, port & weekly market on foot. 15 minutes from beaches.

EXCLUSIVE



ENERGY - DPE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | La Roche-Bernard  |
| Department: | Morbihan          |
| Bed:        | 2                 |
| Bath:       | 1                 |
| Floor:      | 70 m <sup>2</sup> |
| Plot Size:  | 0 m <sup>2</sup>  |

## IN BRIEF

### FIRST FLOOR APARTMENT

This light, airy apartment consists of the following living space:

- Entrance hall
- Fitted, equipped galley kitchen
- Bathroom with bath & sink
- Separate WC
- Lounge with floor length windows overlooking the town
- Bedroom 1 with double wardrobe & floor length windows
- Bedroom 2 with floor length windows

It is the perfect size for a low maintenance permanent or holiday home. Who needs a garden when you have all of the delights of La Roche Bernard, its port and parks just outside the door? It is a town featuring numerous cultural events & a

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.

## LOCATION

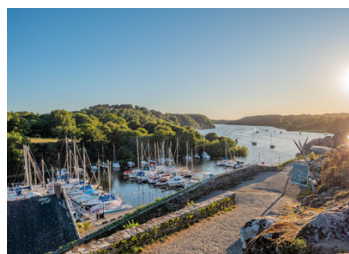
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France tel: +33 (0)553 608 488 leggett.fr

0 km centre La Roche Bernard

15 km nearest beach, Pénestin

28 km Redon (TGV station)



## DESCRIPTION

A prime location, especially for sailors or investors.

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Co-owned building of 4 units

Provisional annual charges: 2760€

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

## LOCAL TAXES

Taxe foncière: 789 EUR

Taxe habitation: EUR

## NOTES