

Stunning 4/5 bedroom stone property with separate gite, lake, two garages and over 5000 M2 of stunning garden



INFORMATION

Town:	Baud
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	190 m2
Plot Size:	5291 m2

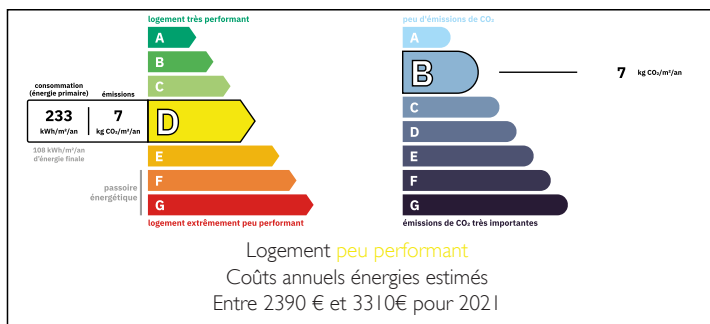
IN BRIEF

Stunning Stone Detached Property with Second Independent Gite – 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 home offers a blend of modern comfort and rustic charm, surrounded by breathtaking natural beauty.



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1036 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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 5,000m² 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, a rental opportunity, or both, this property has it all.