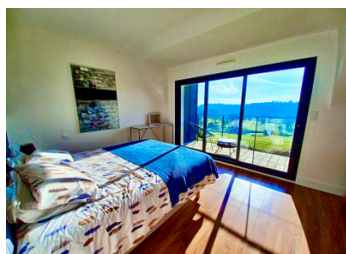
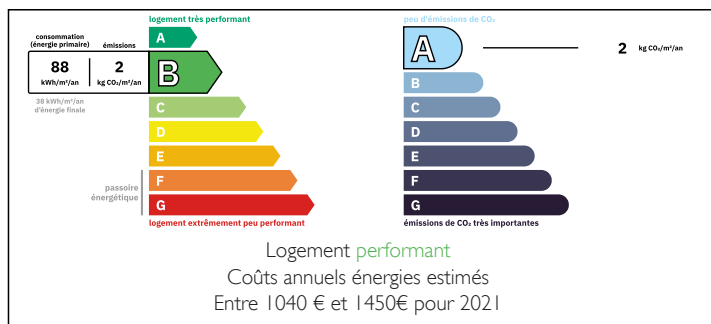


Luxury, architect designed 5 bedroom villa with heated pool & river views just 25 minutes from beach.



ENERGY - DPE



INFORMATION

Town:	Béganne
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	190 m²
Plot Size:	1827 m²

IN BRIEF

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

Open plan, fully equipped fitted kitchen with dining area 12,46 m²

Master suite comprising ...

Bedroom again with river views 14,36 m²

Ensuite shower room with extra wide shower, sink & vanity unit, bath & heated towel rail 6,79 m²

Private WC 1,71 m²

Dressing room lined with storage 6 m²

Storage area 6,47 m²

FIRST FLOOR

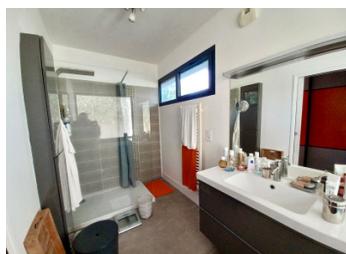
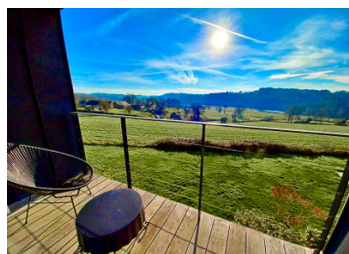
Bedroom 2 with balcony overlooking the Vilaine 13,47 m²

Ensuite shower room with shower, sink & vanity unit, heated towel rail & dressing area 6,46 m²

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.

Separate WC 1,10...



DESCRIPTION

... 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

LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

NOTES

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