

## Exceptional Villa in Etel: 10 Bedrooms, Pool, Port & Beaches Within Walking Distance!



## INFORMATION

Town:	Étel
Department:	Morbihan
Bed:	10
Bath:	9
Floor:	258 m <sup>2</sup>
Plot Size:	1733 m <sup>2</sup>

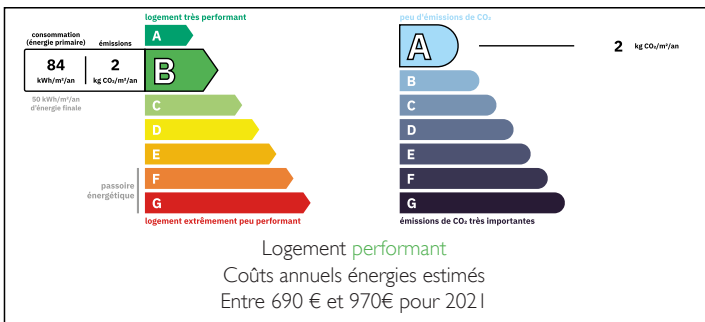


## IN BRIEF

Contemporary villa of 258 m<sup>2</sup> living space on a 1733 m<sup>2</sup> enclosed plot, 1.5 km from the Etel harbor and beaches. Modular covered pool, south-facing veranda, 10 bedrooms, including 6 private ones, accommodating up to 32 people, with recent renovations. Autonomous spaces for turnkey gîtes/guest rooms or family residence. A sought-after seaside resort.

An opportunity not to be missed!

## 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.



## DESCRIPTION

Discover this elegant contemporary villa in Etel, just steps from the marina.

Located in the heart of the ria, it features a covered pool with a modular shelter and a spacious, bright south-facing veranda, allowing you to enjoy every season in a dedicated wellness space.

### Living and Reception Areas.

Designed for family living or receptions, with generous volumes, 10 equipped bedrooms, including 6 with private bathrooms. Unique opportunity: Guest rooms or gîtes located in a sought-after seaside resort. Combine your personal passion with your professional life.

### Recent Improvements.

On a 1733 m<sup>2</sup> plot, a south-facing garden veranda, all-season protected pool, organized spaces for independent universes while maintaining shared conviviality. Renovations: equipped kitchen, main house.

### Ground Floor Details.

Large living space with a modern and functional kitchen, offering warm and spacious comfort. Three comfortable bedrooms, each with its own bathroom, for a very practical single-story home.

### Autonomous upper Space

Perfect for a large family, the accommodation offers total flexibility, guest hosting, or a turnkey tourist activity. It is a highly sought-after coastal destination. Market distinction due to its rarity.

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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: **2617 EUR**

Taxe habitation: **EUR**

## NOTES