# LUXURY, ARCHITECT DESIGNED 5 BEDROOM VILLA WITH HEATED POOL & RIVER VIEWS JUST 25 MINUTES FROM BEACH.

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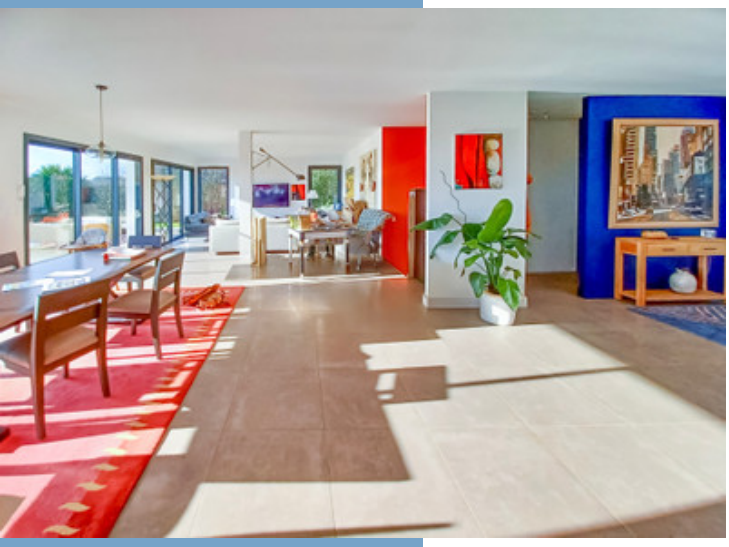

## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A34379PH56 |
| PRICE | € 670,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 5 |
| BATHROOM | 3 |
| ACCOMMODATION | 190 m² |
| LAND | 1827 m² |
| TOWN | Béganne |
| DEPARTMENT | |
| LOCATION | Hamlet property |
| TYPE | Maison de Vacances, House |
| CONDITION | |
| FEATURES | Swimming Pool, Other Drainage, River Frontage |

*Price based on current exchange rate which is subject to change

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- Excellent condition, inviting interiors and slick
- Garage & carport
- The views, the views, the views…
- A sailor's paradise overlooking the harbour
- Open plan living and extravagantly spacious rooms.

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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

# DESCRIPTIF

... 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

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

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A34379PH56
COMPLETE FILE AND PHOTO ON REQUEST

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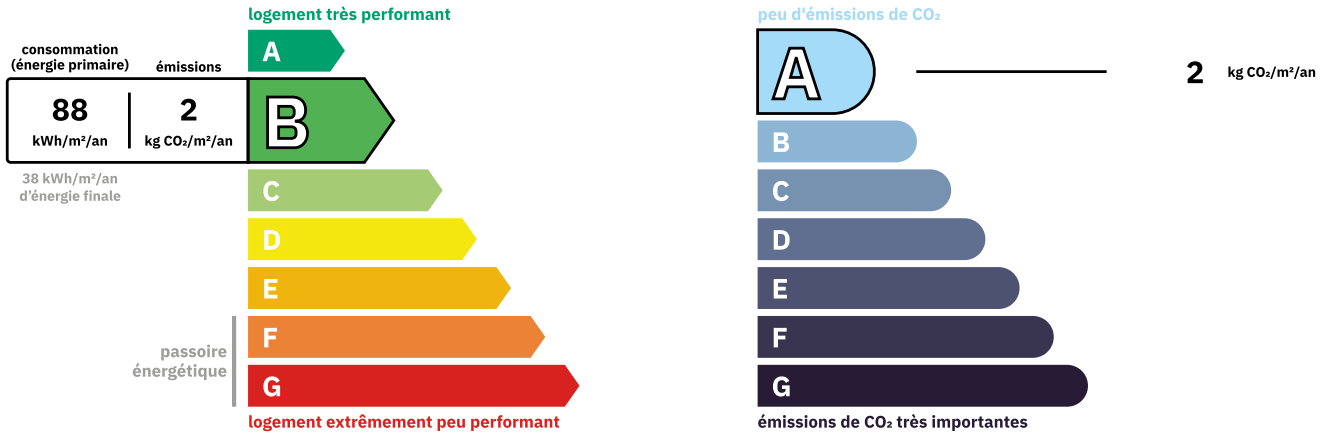
# ENERGIE-DPE




Property Efficient
Estimated annual energy costs
between 1040 € and 1450€ for 2021

# NOTICE

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# CONTACT

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