

3 bedroom detached neo-Breton house and chalet with hilltop river views. A sailor's paradise.



INFORMATION

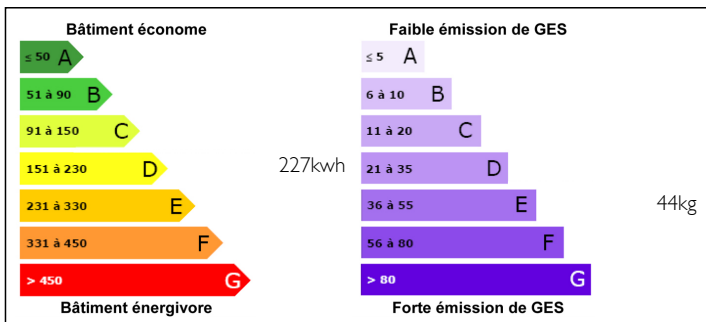
Town:	Béganne
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	2683 m2



IN BRIEF

An ideal permanent or high standard holiday home - though tearing yourself away from these views won't be easy. A wonderfully tranquil spot, yet with the neighbours and community that a nearby village and port can offer very close by. No works required whatsoever. Fabulous, mature garden, a tastefully designed house, light and airy and a short drive from a range of sandy beaches in the Morbihan, South Brittany

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

GROUND FLOOR

Open plan sitting-dining room with granite fireplace and woodburner which opens onto the front terrace

Overlooking fully fitted, equipped kitchen

WC and hand basin

Utility room

Bedroom 1

Ensuite bathroom with bathtub, hand shower, bidet, large shower cubicle, vanity unit and heated towel rail

Both the lounge and bedroom enjoy river views.

FIRST FLOOR

Bedroom 2 also accessible via an external stone staircase
Bedroom 3

Landing with office area

Shower room with shower cubicle, wash basin and WC

CHALET

More than a mere 4th bedroom, the chalet consists of a bedroom with ensuite shower room with shower, wash basin and WC.

To the rear is a storage area.

EXTERNALS

Carport

Patio

30 m² decking area with panoramic views of the river Vilaine

Raised rear terrace

Log store

The house is set within a large, gated garden, divided into an orchard, flower borders, lawns and the aforementioned seating areas.

Ample parking.

LOCAL TAXES

Taxe foncière: **464 EUR**

Taxe habitation: **660 EUR**

NOTES