LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A27161JHK56 Price: 232 000 EUR

agency fees to be paid by the seller

NEW PRICE - Lovely house at Béganne, near the Vilaine/Port Foleux & Redon AND constructible land!















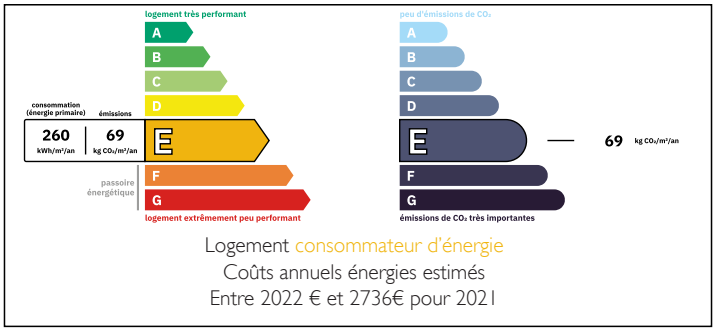
INFORMATION

Town:	Béganne
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	2290 m2

IN BRIEF

OVER 100 PHOTOS +VIDEOS AVAILABLE, please ask!
NEW PRICE! See 'Description' below.
This sun-trap of a house is within walking distance of the popular village of Béganne, great for walking, cycling & being on the river with Port Foleux just a short drive away & Arzal & La Roche Bernard around 20 mins away for sailing enthusiasts. Above the 'sous-sol' basement garage/storage area, on the ground floor you have a sun-filled lounge/diner, kitchen, a bedroom, shower room & separate toilet (the lounge/diner could be separated e.g. if you needed a 2nd ground-floor bedroom). Upstairs has been updated giving 2 double bedrooms, one with en-suite shower room + toilet.
Outside are lovely grounds with 2 entrances, plenty of parking space, established trees and greenery but an amazing benefit of this property is that the land is constructible so maybe create one or even two parcels to sell on, you still have nice green views from the balcony and it's pretty good value for the price per m2 too!

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2022 € et 2736€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

At Béganne the top price per m2 is just below 2900€ approx (March 2025), yet with this this property you have some recent renovations, a sous-sol AND it comes with constructible land for a good price per m2 - great value!
The energy audit recommends a new air-source heat pump at around 18K€ to improve the rating by 3 bands so THE PRICE IS NEGOTIABLE TO ACCOUNT FOR THIS (some separate insulation work is also recommended).

Lounge/diner nearly 30m2
Kitchen nearly 10m2
Hallway nearly 5.5m
Downstairs bedroom 1 nearly 10m2
Upstairs bedroom 2 nearly 14.5m2
Bathroom nearly 4m2
Upstairs bedroom 3, 14m2
Sous-sol nearly 70m2 comprising garage 30m2, 'cave' nearly 15m2, workroom nearly 23m2 plus stairwell.

More photos and videos available, please ask and book your visit. Currency exchange services also provided, ask for your free referral for advice and quotes!

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

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