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Ref: A46094NWA56 Price: 431 600 EUR

agency fees to be paid by the seller

La Gacilly Character property complex featuring a family home, swimming pool, and an active commercial unit.















INFORMATION

Town:	La Gacilly
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	1000 m2

IN BRIEF

A rare property complex.
A residential home featuring a swimming pool, garden, and an established commercial business.
Situated in the heart of La Gacilly,a major Breton tourist destination renowned as the home of Yves Rocher and host to the prestigious International Photography Festival.

Located just minutes from Redon and its TGV station—offering quick access to Rennes and Paris—the property is also close to Rochefort-en-Terre, the "Most Beautiful Villages in France." Southern Brittany's coast, the Gulf of Morbihan, and Atlantic beaches are all easily accessible.

A unique property combining quality of life, charm, and professional potential.
The family home includes a living room, a main living area, a spacious kitchen, five bedrooms (including a master suite with a walk-in wardrobe), and two shower rooms. Outside, there is a private garden of approximately 1,000 m² with a heated swimming pool, parking.

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ENERGY - DPE

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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.

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LOCAL TAXES

Taxe foncière:	**1581 EUR**

NOTES

DESCRIPTION

Character property complex featuring a family home and an active commercial unit – La Gacilly
Ideally situated in the heart of La Gacilly—a charming Breton village renowned as the birthplace of Yves Rocher and home to the prestigious International Photography Festival—this complex enjoys a prime location.

Just minutes from Redon and its TGV station (offering quick access to Rennes and Paris), the property is also close to Rochefort-en-Terre, ranked among the "Most Beautiful Villages in France." Southern Brittany's coast, the Gulf of Morbihan, and Atlantic beaches are all easily accessible.

An exceptional living environment combining heritage, a thriving tourism scene, nature, and quality of life—ideal for a family home, a business venture, or a unique investment opportunity.

The Residential House

Spanning three levels, this house offers spacious rooms and a layout perfectly suited for family living, a holiday home, or a rental investment.
Access is via a staircase leading to a wooden deck.

The ground floor of this character home features:

A warm, inviting 42 m² living room with a wood-burning stove; a lovely main living area with a fully fitted and equipped kitchen (approx. 30 m²); and a utility/technical room with shelving.

On the first floor, a landing with a laundry area (plumbing connections for a washing machine) leads to an 18 m² master suite complete with a spacious walk-in wardrobe and an en-suite shower room.
There are also two additional bedrooms (approx. 11 m² and 10 m²) and a separate shower room with a...