



STYLISH 3 BED HOUSE & GROUND FLOOR  
APARTMENT & 2 GÎTES & POOL. ACTIVE BUSINESS  
JUST OUTSIDE LA ROCHE BERNARD.



STYLISH 3 BED HOUSE &  
GROUND FLOOR  
APARTMENT & 2 GÎTES &  
POOL. ACTIVE BUSINESS  
JUST OUTSIDE LA ROCH...



| PROPERTY FACT FILE  |  |
|---|--|
| REFERENCE   | A27705PH56   |
| PRICE   | € 749,800<br>£ 0*<br><small>*agency fees included: 4 % TTC<br/>to be paid by the buyer<br/>(721 000 EUR hors honoraires)</small> |
| BEDROOM   | 6  |
| BATHROOM  | 5  |
| ACCOMMODATION   | 266 m <sup>2</sup>   |
| LAND  | 6943 m <sup>2</sup>  |
| TOWN  | La Roche-Bernard   |
| DEPARTMENT  |  |
| LOCATION  | Village property   |
| TYPE  | Gîte   |
| CONDITION   |  |
| FEATURES  | Swimming Pool, Mains Drains,<br>Private parking  |
| <small>*Price based on current exchange rate which is subject to change</small> |  |



- High quality, updated, well designed & maintained.
- Light, spacious with good sized gardens.
- A highly successful business.
- Village centre. Port and lively market town 5 mins.
- Beaches 15 minutes away

STYLISH 3 BED HOUSE &  
GROUND FLOOR  
APARTMENT & 2 GÎTES &  
POOL. ACTIVE BUSINESS  
JUST OUTSIDE LA ROCH...

Ref : A27705PH56

## MAIN HOUSE

Entrance hall 8,2 m<sup>2</sup>

Lounge-diner with double sided insert fireplace and panoramic views  
26,5m<sup>2</sup>

## DESCRIPTIF

### EXTERIOR

The enclosed plot, protected by an electric gate & video-surveillance consists of a garden area raised patio, 3 carports one attached to the annexe, parking area, two parking areas in front of the gîtes and one summer kitchen overlooking the heated swimming pool.

### LOCATION :

Nestled away in a hidden corner of the village with a grocery store and other amenities on foot.

5 km La Roche Bernard  
17 km the nearest beaches  
40 km Vannes  
75 km Nantes airport  
85 km Rennes airport  
160 km St-Malo  
450 km Paris

-----  
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/A27705PH56>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

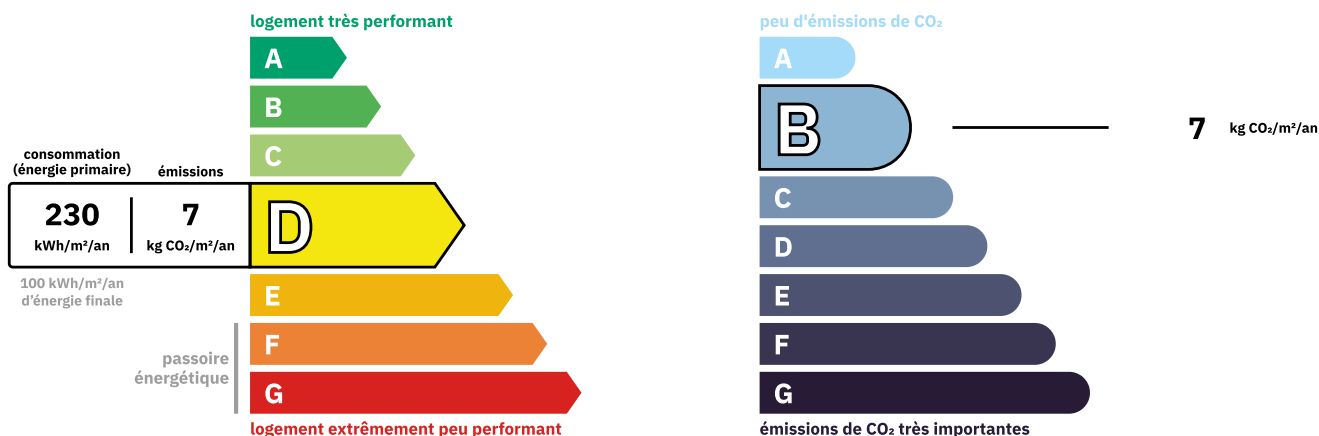


STYLISH 3 BED HOUSE &  
GROUND FLOOR  
APARTMENT & 2 GÎTES &  
POOL. ACTIVE BUSINESS JUST  
OUTSIDE LA ROCH...

Ref : A27705PH56

## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 2730 € and 3750€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A27705PH56  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)