

Lovely sous-sol house at Béganne, close to the Vilaine & Redon AND with constructible land!

EXCLUSIVE



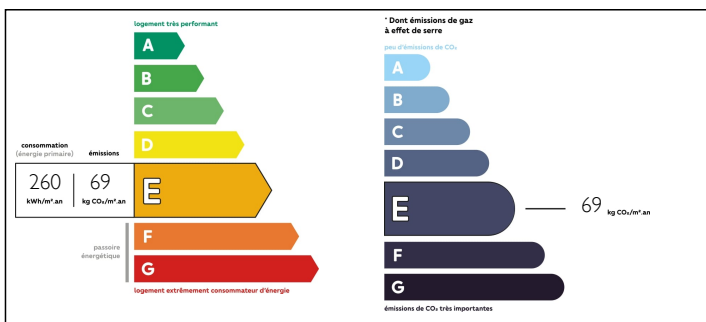
INFORMATION

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

IN BRIEF

This sun-trap of a house is set in a lovely location within walking distance of the popular village of Béganne, great for walking, cycling and messing about on the river, especially with Port Foleux just a short drive away and Arzal and La Roche Bernard around 20 minutes away for sailing enthusiasts. Above the fantastic 'sous-sol' basement garage and storage area, on the ground floor you have a sun-filled lounge/diner, kitchen, a bedroom, shower room and toilet (the lounge/diner could be separated e.g. if you needed a 2nd ground-floor bedroom. Upstairs, the renovations have just been completed, two double bedrooms and a shower room with toilet. Outside are lovely grounds with t

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

At Béganne the top price per m2 is just below 3000€ approx, this property has recent renovations, a sous-sol AND comes with constructible land.

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>

NOTES