

3 Bedroom duplex town house in central location, port & weekly market on foot. Beaches 15 minutes.



INFORMATION

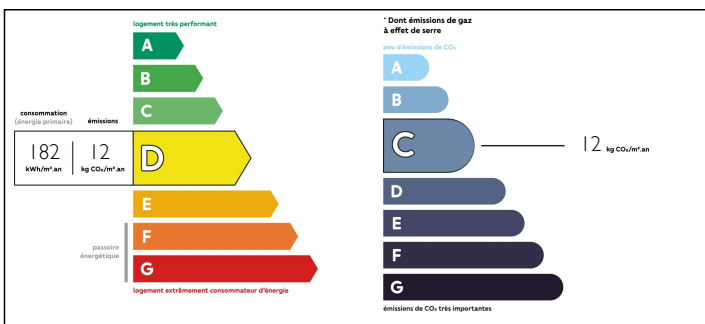
Town:	La Roche-Bernard
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	176 m2
Plot Size:	10 m2



IN BRIEF

BASEMENT 2 x large cellars for storage GROUND FLOOR Large entrance hall (potential reception or office area) FIRST FLOOR Lounge overlooking the ... Roof terrace Landing Lounge-diner with open fireplace & original, feature stone wall Fitted, equipped kitchen WC Utility area Loggia SECOND FLOOR Mezzanine landing Bedroom 1 Bedroom 2 Bedroom 3 Passage way WC Shower room Bath room WHY BUY THIS PROPERTY? 1st time buyers – an affordable price & a great location for young people looking to start out. Families – a spacious property with parks, schools & lots of activities on the doorstep. 2nd home – a great holiday destination with the port & market on foot, all year round events, beaches 15 minutes away. Got a boat? No? Why not get one? Investors – make 1 000 € per week minimum in high season as a holiday let. Income guaranteed in this location. Has also been a long term let. LOCATION 0 km centre La Roche Bernard 17 km nearest beach 42 km Vannes 70 km

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.



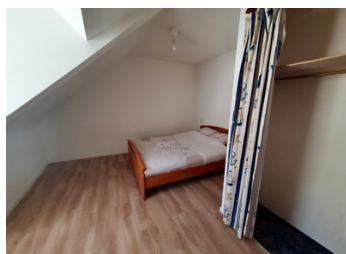
DESCRIPTION

90 km airport Rennes

165 km St Malo

440 km Paris

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



LOCAL TAXES

Taxe foncière: 1891 EUR

NOTES