

Gîte complex & heated pool in village centre. 4 houses - 12 bedrooms, 8 bathrooms. Beach 30 minutes.

EXCLUSIVE



INFORMATION

Town:	Théhillac
Department:	Morbihan
Bed:	12
Bath:	9
Floor:	352 m ²
Plot Size:	3809 m ²

IN BRIEF

PROPERTY 1 THE FARMHOUSE

GROUND FLOOR

Open plan lounge with wood burning stove &
Open plan fitted, equipped, kitchen with overlooking
dining area 45 m²
Bathroom with WC & sink, heated towel rail & bath
with overhead shower with folding screen 5.3 m²
Bedroom 1 17.5 m²

FIRST FLOOR

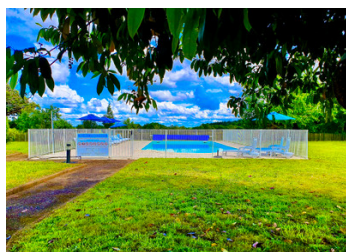
Landing 4m²
Shower room with WC, sink, heated towel rail &
shower cubicle 4.8 m²
Bedroom 2 13.8m²
Bedroom 3 15 m²

SECOND FLOOR

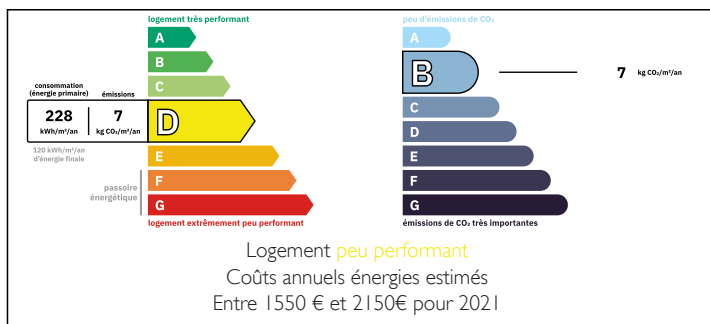
Landing &
Bedroom 4 15m²

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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 2266 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

FIRST FLOOR

Bedroom 1 12.5 m²

Ensuite shower room with WC, sink, heated towel rail & shower cubicle 3m²

Bedroom 2 12.5 m²

Bedroom 3 6 m²

Bedroom 4 6 m²

Bathroom with WC, wash basin, bath with overhead shower and folding screen and heated towel rail. 5 m²

EXTERNALS

Enclosed lawned garden & patio

PROPERTY 3 THE BARN

This property is suitable for clients with mobility problems

GROUND FLOOR

Open plan lounge-diner overlooking...

Open plan fitted, equipped, kitchen 37.8 m²

WC & hand basin 2m²

Bedroom 1 11 m²

Ensuite shower room with heated towel rail, WC with hand rail, sink & extra wide, walk-in shower with folding seat. 4.2 m²

FIRST FLOOR

Mezzanine gallery 9 m²

Bathroom with bath, WC & sink 3 m²

Bedroom 2 10.5 m²

Bedroom 3 9 m²

EXTERNALS

Enclosed lawned garden & patio

PROPERTY 4 THE LITTLE FARMHOUSE

GROUND FLOOR

Lounge 12 m²

Fitted, equipped, kitchen 6 m²

FIRST FLOOR

Bathroom with bath, overhead shower, folding