

## An Unmissable Opportunity: Thriving Gîte Business in a Charming 19th-Century Watermill.

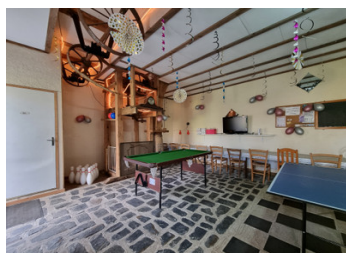


## INFORMATION

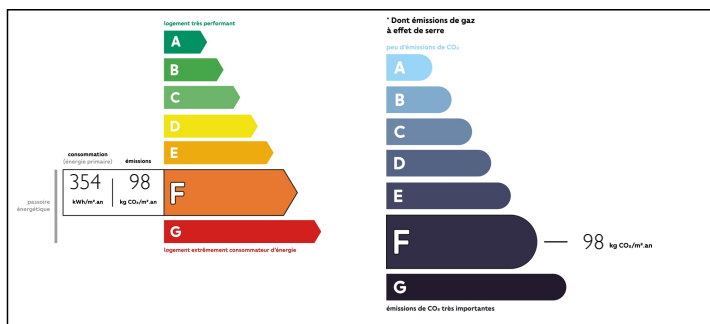
Town:	Loguivy-Plougras
Department:	Côtes-d'Armor
Bed:	11
Bath:	3
Floor:	258 m2
Plot Size:	1750 m2

## IN BRIEF

Discover the allure of this enchanting 11 bedroom, 19th-century Breton stone watermill, a property that not only exudes distinctive character but also presents a lucrative opportunity with its established gîte business, in operation since 2003. Nestled on the edge of the Beffou forest, this captivating property boasts breathtaking lake views, a swimming pool, and a 5-storey mill for renovation.

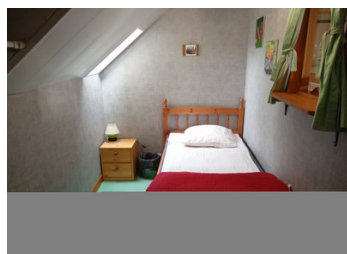


## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

### Mill House Overview

#### Ground Floor

The entrance, leading through the main door, introduces you to the mill house's ground floor—an inviting apartment featuring a living room with a Bruno log burner, a fully functional office, and two well-appointed bedrooms.

#### Kitchen

A seamless transition leads to the open-plan kitchen and dining room, boasting original mill features and underfloor heating. French doors extend the space to a private conservatory with garden views.

#### First Floor

Ascend to the first floor, revealing a utility room, a main fitted kitchen, and a charming studio apartment with a panoramic view of the lake. The floor culminates in a spacious reception room overlooking the picturesque lake.

#### Second Floor

Continuing the journey, the second floor unfolds with carefully designed bedrooms, including a master with a Juliet balcony offering breathtaking lake views, and a family bathroom featuring a spa bath.

#### Third Floor

Venture upward to the third floor, where a second studio apartment awaits, accompanied by a Jack and Jill shower room and an additional bedroom with garden views.

#### Fourth Floor

Climbing to the top floor reveals a versatile family room, offering ample space for various sleeping arrangements, cleverly designed for children. Two large Velux windows flood the room with natural light.

#### Mill Ground Floor

Step outside to explore the transformed ground