

OFFER ACCEPTED Beautifully renovated water mill and two/three additional houses with extensive land.

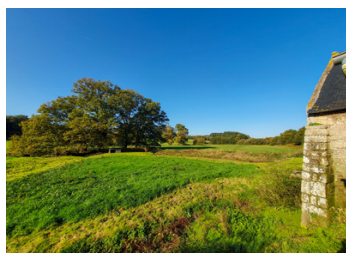


INFORMATION

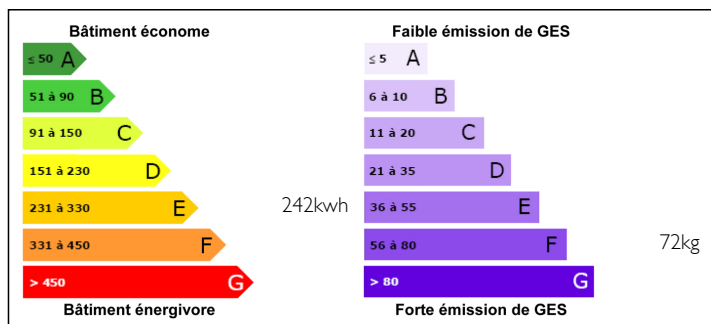
Town:	Guern
Department:	Morbihan
Bed:	8
Bath:	5
Floor:	533 m2
Plot Size:	35006 m2

IN BRIEF

OFFER ACCEPTED This one of a kind property is comprised of a beautifully renovated watermill with picture window and nice details throughout, a vast kitchen and dining area, raised living room and two lovely mezzanine bedrooms with herringbone oak floors. Adjacent are two more large houses, with the possibility of creating a third between them. Both currently have three bedrooms and can be lived in straight away, but do require updating. There is also a boiler/utility building, two large garden sheds, a well constructed covered parking area for three cars, and a swimming/plunge pool. In addition there are landscaped garden areas and then lots of land beyond giving unobstructed views over the countryside. A rare opportunity to own a unique property, and it has strong gîte business potential. 10 minutes from Guémené-sur-Scorff, 15 from Pontivy.



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

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The land is approximately 40% zone AA (agricultural zone) and 60% zone NB as an area "partially served by equipment that is not planned to be reinforced and in which buildings have already been erected".

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

NOTES