LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32106DEM22 Price: 335 000 EUR

agency fees to be paid by the seller

OFFER ACCEPTED Beautiful watermill, renovated three bed house and adjacent field in a stunning location.







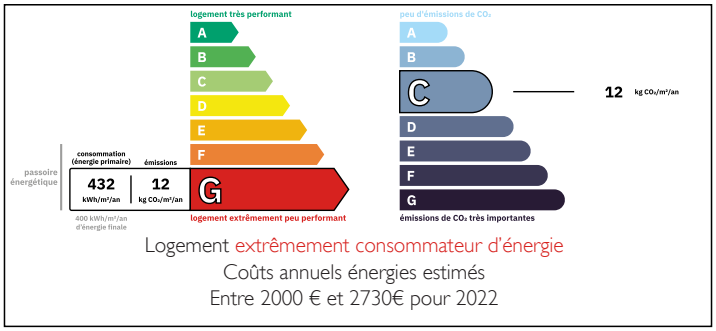








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2000 € et 2730€ pour 2022

INFORMATION

Town:	Loudéac
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	414 m2
Plot Size:	7140 m2

IN BRIEF

OFFER ACCEPTED Discover this one-of-a kind-property in sought after Brittany consisting of a stunning part-renovated watermill and a beautifully renovated three bedroom character house (108m²) with an adjacent field, intact millstream and beautiful views.

The main house has authentic character throughout and has been renovated with taste. It comprises of a living room, kitchen, and downstairs utility/WC, with three beautiful bedrooms and a family bathroom upstairs. There is an attached double garage.

The mill is part renovated, it offers huge space and potential.

The grounds and adjacent field are simply beautiful, you can enjoy the water flowing by and with pretty seating areas nestled all over, you can take in the views of the established gardens, trees and wildlife -

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.

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NOTES

DESCRIPTION

OFFER ACCEPTED The former flour mill dating from the late 1800's is built of schist rubble with a traditional slate roof. Its facades feature rounded arched windows framed in brick and an occulus. It is flanked on either side by two small ground-floor buildings (former stables and a store room).

The fully renovated three bedroom house adjacent is is built of the same materials and has been restored and modernised with a careful eye for preserving and highlight existing details, whilst sympathetically adding charm and character throughout through the use of lovely quality materials and finishes.

You enter into the house via a fully glazed internal porch with a direct view of the kitchen to the left through the glass wall. The kitchen is light and bright and features a sanded wood and stone floor, whitewashed stone walls, exposed beams and beautiful country style cabinets and worktop. Next to this is a small downstairs WC and utility area with space for a washing machine and additional storage.

On the other side of the entry is an equally luminous living room featuring the same whitewashed stone walls, real wood flooring, a stone hearth and a wood burning stove that gives both heat and an authentic ambiance.

Walking up the solid wood staircase there is a bright hallway with exposed beams and a charming stained glass interior window featuring a watermill. This hallway leads to three beautiful bedrooms (the third is especially large) with cathedral ceilings in each and finally...