LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46290CCU56 Price: 650 000 EUR

agency fees to be paid by the seller

Beautiful stone mill with over 3 hectares of pasture and outbuildings. 4 bedrooms . PLOERMEL

EXCLUSIVE

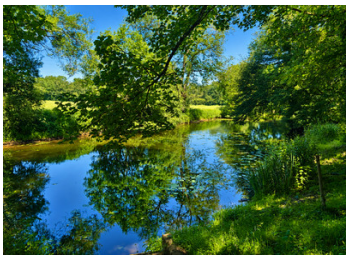






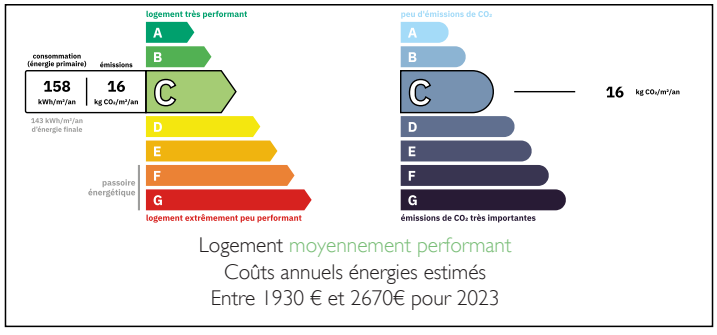








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1930 € et 2670€ pour 2023

INFORMATION

Town:	Ploërmel
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	158 m2
Plot Size:	31498 m2

IN BRIEF

Ideally situated just a few minutes from the historic market town of Ploërmel, the property enjoys the perfect balance of complete rural tranquillity and excellent accessibility.

Ploërmel offers a full range of amenities including supermarkets, independent shops, weekly markets, cafés, restaurants, schools, medical facilities and leisure activities. The town is also home to the beautiful Lac au Duc, renowned for its beaches, watersports, golf course and walking and cycling trails.

The property is exceptionally well positioned for exploring Brittany:

Ploërmel town centre: approximately 10 minutes
Josselin: 20 minutes
Malestroit: 20 minutes
Vannes: approximately 45 minutes

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.

The Gulf of Morbihan: around 45 minutes
Dangan and the Atlantic beaches: approximately 1 hour
Carnac

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NOTES

DESCRIPTION

An Exceptional Riverside Estate – A Hidden Paradise in the Heart of Brittany

Tucked away in an idyllic setting on the banks of the beautiful River Ninian, just minutes from the historic town of Ploërmel, this enchanting former mill offers a truly unique opportunity to own one of Brittany's hidden gems.

Surrounded by over 3 hectares (more than 7 acres) of private woodland and pasture, this remarkable estate is a haven of tranquillity where wildlife flourishes and the soothing sound of the river provides the perfect backdrop to everyday life.

The charming stone farmhouse beautifully combines timeless Breton character with modern-day comfort. Exposed beams, generous living spaces and authentic architectural features create a warm and welcoming atmosphere throughout, while recent improvements ensure comfort and efficiency.

The property benefits from both mains water and a private well, offering practicality as well as independence. Recently installed high-quality aluminium double-glazed windows with elegant matching aluminium shutters enhance the property's appearance while improving insulation, security and energy efficiency.

Inside you will discover:

Beautiful character stone home full of original charm
Spacious open-plan living and dining room with exposed beams
Traditional poêle de masse, pellet stove and oil-fired central heating
Authentic country-style kitchen perfect for entertaining family and friends
Cellar and practical utility room
Four generous double bedrooms, including a superb principal suite opening onto a large private terrace overlooking the gardens and surrounding