LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48003GCA22 Price: 136 250 EUR

agency fees included: 9 % TTC to be paid by the buyer (125 000 EUR without fees)

Former watermill with over 11 acres of land, two properties and excellent renovation potential

EXCLUSIVE

ENERGY - DPE

DPE not required.

INFORMATION

Town:	Magoar
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	40 m2
Plot Size:	46741 m2

IN BRIEF

A rare opportunity to acquire a historic former watermill with original water rights, two properties, approximately 11 acres of land and excellent potential for further renovation and development.

Set around a grass courtyard, the two main properties offer a combination of existing accommodation, substantial renovation potential and numerous original features.

THE RENOVATED PROPERTY

The first property has been mostly renovated, with further potential to create an additional bedroom on the second floor.

The ground floor comprises a lounge with kitchen, large feature window and original fireplace.

The first floor includes:

- Bedroom with feature fireplace (3.10m x 3.54m)
- Studio/office (2.90m x 2.88m)
- Bathroom with WC, bath/shower and wash basin

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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LOCAL TAXES

Taxe foncière: **267 EUR**

NOTES

DESCRIPTION

THE SECOND PROPERTY

Adjacent is a substantial stone property of approximately 136m² over two floors, requiring renovation but retaining many original features, including two large fireplaces on the ground floor.

There is potential to create a 3/4-bedroom home. A cosy reading nook has already been created on the first floor, making the most of the peaceful countryside views.
Two stone outbuildings are attached to the main properties and could potentially be incorporated to provide additional accommodation or further living space, subject to the necessary permissions.

THE WATERMILL & LAND
The plot/land of over 11 acres include fields, woodland, a year-round stream and the former millpond. The original watermill is now a ruin and sits behind the properties, offering an exciting restoration project.

The property benefits from original water rights, offering potential to reinstate the millpond and explore the possibility of generating electricity in the future, subject to the necessary permissions and studies.

There is also a further stone ruin on the land, providing additional restoration potential.

LOCATION
The property is situated in Magoar, and is close to the village of Kerien, where there is a bar/restaurant. The larger towns of Bourbriac and Saint-Nicolas-du-Pélem are within easy reach. Guingamp is approximately 25 minutes away (23 km) and offers a full range of amenities, including supermarkets, shops, restaurants, services and a hospital.