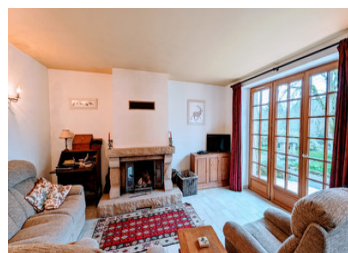
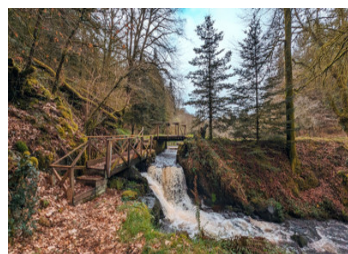


REDUCED! Charming watermill & 3 bedroom house, 2 lakes nestled in approx. 6.5ha of picturesque countryside

EXCLUSIVE



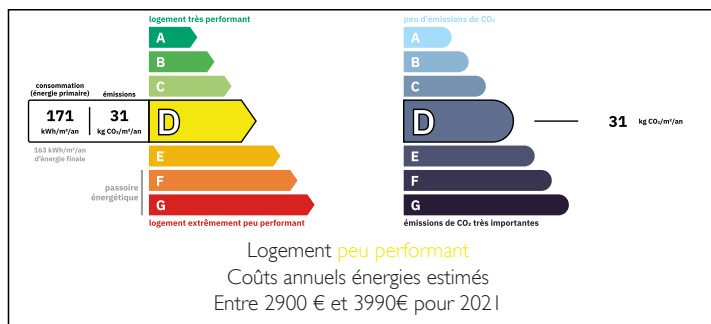
INFORMATION

Town:	Ploërdut
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	189 m2
Plot Size:	69140 m2

IN BRIEF

Nestled within approximately 6.5 hectares of picturesque land, this old watermill offers a unique blend of history and character, while the spacious 3-bedroom house offers modern comfort, with two lakes and a stream, this property provides a tranquil retreat surrounded by natural beauty. Situated just a short drive from the historical town of Guemene sur Scorff, you can enjoy easy access to amenities while immersing yourself in the serene countryside ambiance.

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

Description of the Property:

3-Bedroom House - Ground floor:

Fully Fitted Kitchen (Approx. 25.97m²): A spacious and well-equipped kitchen with access to the garage. Stairs from the kitchen lead to one of the bedrooms on the first floor, providing convenient access.

Lounge/Diner (Approx. 48m²): A large and inviting space combining the living and dining areas. The lounge area features a chimney with a wood burner, creating a cozy atmosphere. Stairs from the lounge/diner lead to the first floor. The front of the house boasts large windows and French doors, allowing for plenty of natural light and offering beautiful views of the surroundings.

WC: A convenient toilet facility on the ground floor.

First Floor:

Large Landing Area/Office (Approx. 11.68m²): providing flexibility for various uses.

Bedroom 1 (Approx. 23.53m²) a spacious bedroom with fitted wardrobes and Ensuite (Approx. 3.94m²) French doors open onto a small balcony, offering scenic views.

Bedroom 2 (Approx. 29.27m²): Another generously sized bedroom with fitted wardrobes. French doors open onto a terrace, providing an outdoor retreat.

Bathroom with Bath (Approx. 13.36m²): A well-appointed bathroom featuring a bath for relaxation.

Bedroom 3 (Approx. 20.57m²): A third bedroom with fitted wardrobes. This bedroom can also be accessed via the stairs in the kitchen, offering convenience and flexibility.

Garage (Approx. 56.32m²): A large garage providing ample space for vehicle parking and storage.

Watermill:

The ground level of the watermill houses all the intricate ancient machinery and workings of the wheel which are now disconnected. Refurbished in 2010, the wheel and its associated mechanisms were operational as recently...

LOCAL TAXES

Taxe foncière: 1356 EUR

Taxe habitation: EUR

NOTES