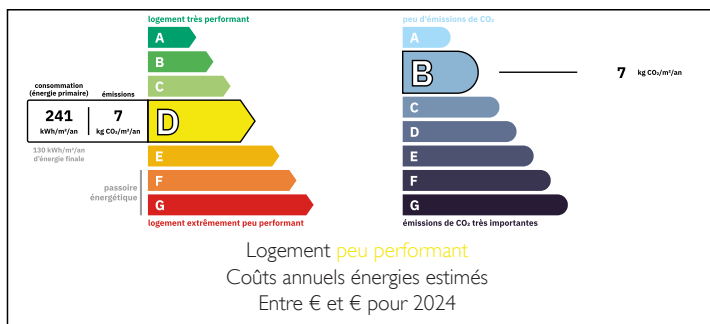


Stone house, old mill, in a haven of peace with 3 bedrooms and a plot of 8,000m2

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Tressignaux
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	8000 m2

IN BRIEF

Discover the authentic charm of this former stone mill, ideally located just 10 minutes from Guingamp and 20 minutes from Saint-Brieuc.

This property offers a peaceful and green living environment, while remaining close to amenities. The spacious interior includes two beautiful living rooms with American kitchen, three comfortable bedrooms, one on the ground floor with bathroom, perfect for welcoming a family.

Upstairs, a mezzanine-office, two bedrooms, a bathroom, toilet. The heating is electric. The solar panels bring you 5,000 kw annually.

The terrain is extraordinary with exceptional varieties of trees, horse boxes, river, enough to accommodate birds, peacocks...

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.



LOCAL TAXES

Taxe foncière: 712 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover the authentic charm of this old stone mill, ideally located just 10 minutes from Guingamp and 20 minutes from Saint-Brieuc.

This property offers a peaceful, leafy setting, yet remains close to all amenities.

The spacious interior features two beautiful living rooms. The living room features a wood-burning stove and opens onto the open-plan kitchen.

The dining room is spacious, bright and airy.

The first floor features a bedroom and en-suite shower room with walk-in shower.

Upstairs are two comfortable bedrooms, a large mezzanine overlooking the garden, a bathroom and toilet.

Heating is electric. Solar panels generate 5,000 kw annually.

The grounds are extraordinary, with an exceptional variety of trees, horse stalls, a river and plenty of space for birds and peacocks.

A visit is essential to fully appreciate the potential of this exceptional property.

Translated with DeepL.com (free version)

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