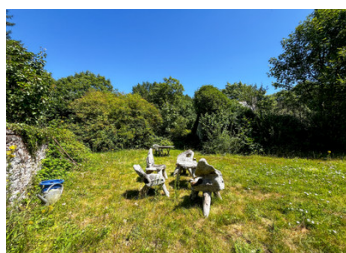
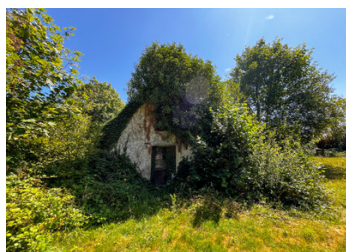
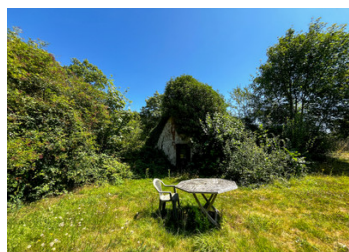


## Secret Garden (Partial Walled) with Bread Oven to Renovate – Off-Grid Escape Awaits!

EXCLUSIVE



## INFORMATION

Town:	Évran
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	465 m2

## IN BRIEF

Tucked away near the historic church of Évran and on the bank of the scenic Canal d'Ille-et-Rance, this charming south-facing garden (465 m<sup>2</sup>) is enclosed by stone walls on three sides and a hedge on the fourth.

At its heart stands the original bread oven — an authentic feature full of character, awaiting restoration. Off-grid and untouched, it offers a rare opportunity to create your own rustic retreat.

A hidden gem in the centre of Évran, this secret garden is the perfect sanctuary for peace, quiet, relaxation, and simple pleasures.

Contact us for additional pictures and to book your visit.

## ENERGY - DPE

DPE not required.

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:** 114 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Evran, nestled along the picturesque Canal d'Ille-et-Rance, is an ideal location for walking and cycling enthusiasts. This charming town offers a selection of restaurants, bars, shops, and amenities right on your doorstep. It benefits from excellent transport links, being less than 40 km from the St Malo ferry port with connections to the Channel Islands and the UK, under 30 km to Dol de Bretagne where you can catch the TGV train to Paris, and approximately 50 km from Rennes airport with flights to London Gatwick, Paris, and Amsterdam. The historic town of Dinan is also conveniently located less than 15 km away.

Tucked away near the historic church of Evran and situated on the bank of the scenic canal, this delightful south-facing garden of 465 m<sup>2</sup> is enclosed by stone walls on three sides, with a hedge forming the fourth boundary. Access is via a one-meter-wide path, which is a right of way, ensuring privacy and seclusion.

The garden is off-grid and untouched, featuring an original bread oven that requires restoration, offering a unique opportunity to create a rustic retreat. An additional shed provides useful storage space for tools, whether you wish to transform the mostly grassy area into a secret garden or cultivate a vegetable plot.

This hidden gem in the centre of Evran offers a perfect sanctuary of peace, quiet, relaxation, and simple pleasures.

Contact us for additional pictures and to book your visit.

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Information about risks to which this property is exposed is...