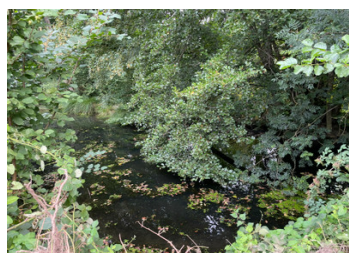


Idyllic spot with a large stone longere and small mill house to renovate.

EXCLUSIVE



INFORMATION

Town:	Gausson
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	9736 m2

IN BRIEF

A long, gated driveway leads to this idyllic spot. If you are dreaming of a riverside, blank canvas project, this is the perfect place for you! The property has not been inhabited for many years but services could easily be connected. There is one neighbour 500 meters away. A nature lovers paradise with so much potential to be a beautiful home. Situated near Gausson which is a small town with baker, small shop and a bar. Other places of interest nearby are Loudeac (11 miles), St Brieuc,(20 miles) and the Northern Brittany beaches (19 miles).

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.



DESCRIPTION

A long drive leads to the property from the road. The only sounds you can hear are that of the birds and the trees in the wind, it really is a tranquil spot. There is a large wooden hangar 10.974 x 11.121.

The large stone longere had a new roof 2 years ago but a tree fell in the storms a year ago which remains there. On the positive side there are only areas of the roof that would need to be repaired/replaced so it is not the whole roof that needs replaced. In the past the longere has been a dwelling so could be converted, with the appropriate permissions, to a lovely home (13.232 x 5.995)

The end section which was a stable has part collapsed but the stone is still there so could be re-built (7.092 x 5.995). Both areas have earth floors.

The remaining building is what was the old Moulin (5.995 x 8.464) though there are no workings left in the building.

It is a renovation project that needs to be seen to appreciate the true potential of the spot.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES