

Magnificent 3 bedroom 17th century mill in a peaceful setting on the banks of the River Rance



INFORMATION

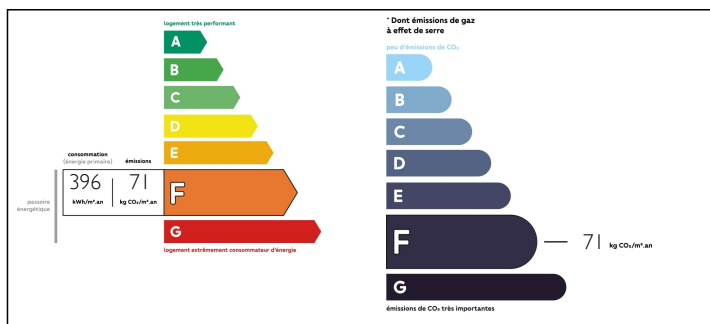
Town:	Éréac
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	1735 m2



IN BRIEF

This property really needs to be viewed. It is situated just outside a bustling Central Brittany village in a pretty hamlet, right next to the river Rance. It is steeped in history having once been a working water mill, and dates from the 17th century. Ideally located in Central Brittany it would make a superb family home with the potential to renovate, with planning permission, the large outbuilding which is currently being used for storage and a garage. The possibilities are endless and it would make a spacious gite. The property has two entrances from a quiet lane and the pretty rear garden is a manageable size with views across fields. Ereac is a bustling village, 35 minutes from the medieval city of Dinan. There is easy access to the rugged beaches in the north of Brittany. An hour to the port of St Malo and 45 minutes to...

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

The house has been a family home for several years and many of the characteristics of the mill have been retained.

As you enter there is a large, glazed porch. This leads to a large lounge with a wood burner (29.5m²)

The dining room (24.6m²) is next door and also benefits from a wood burner

In the kitchen (16.9m²) there is a staircase leading up to the bedrooms. There is a back door to the garden, a W/C and a large pantry.

At the other end of the house off the lounge is part of the old mill which has been made into a library area (21.2m²) with a grand staircase leading to a mezzanine floor.

Bedroom 1 (22.7m²) on the mezzanine

Dressing area

Bedroom 2 (11.7m²)

Shower room (6m²) with shower, toilet and sink

Bedroom 3 (12.9m²) with staircase to kitchen

The building outside is currently being used for storage and is currently two rooms (57.7m²) but with a possibility to double the size if stairs were put in.

The garden surrounds the house. Sitting in the garden with the gentle sound of the river Rance and the noise of the birds in the trees would be an ideal way to spend your days.

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

LOCAL TAXES

Taxe foncière: **390 EUR**

NOTES