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House for sale in Éréac, Brittany

Éréac , Côtes-d'Armor , Brittany



€139,100

inc. of agency fees

2 Beds 1 Baths 160 sqm 0.17 ha

If you dream of a relaxing, resourcing place as close as possible to nature and a house with a soul then this atypical property awaits you here in the countryside of Éréac. 15 minutes from the Village...

At a Glance

Reference	MFH-DIN12285	Near to	Éréac	Price	€139,100
Bed	2	Bath	1	Hab.Space	160 sqm
Land	0.17 ha	Pool	No	Land Tax	N/A

Property Description

If you dream of a relaxing, resourcing place as close as possible to nature and a house with a soul then this atypical property awaits you here in the countryside of Éréac. 15 minutes from the Village of Broons and 40 minutes from Rennes or Saint-Brieuc. Nestled on the edge of the river, this ancient 17th century mill of 160sqm will delight you with its bucolic setting, its charm of yesteryear and the atmosphere of serenity which emerges with only the background noise of the lapping of the water flowing below. It consists of an entrance, a living room, a kitchen, a small reserve and a toilet. Also you will know how to give life to the old

library, an original room which still preserves the remains of the key pieces of the old millstone. Upstairs a large mezzanine with a shower room and toilet, then 2 bedrooms and a bathroom with toilet. The all is in a row and communicates with the ground floor by 2 opposite staircases. Renovation work to be planned. Individual sanitation to standards. Gas heating (tank). Opposite, you will discover a pretty outbuilding in 2 parts, one for your future workshop and the other to park your vehicle under cover. Enclosed and wooded land of 1734 sqm, partly bordered by the river and by the dried-up millrace. Not overlooked with only the few passing deer for neighbors to contemplate, What if you came to bring it back to life and put the wheel back on the building? ...

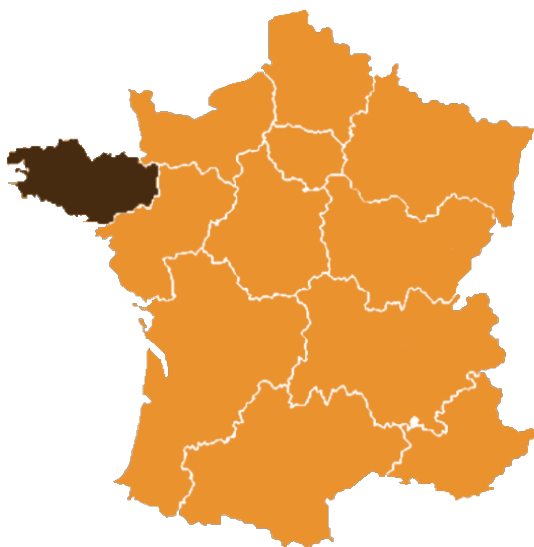
Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€139,100

Key Information

Year Built:	1700
Internal Area:	160 sqm
Land Area:	0.17 ha
Property Features:	
• Orientation: eo	
Has a Garden	Yes

Location: Brittany



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