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## House for sale in Éréac in 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

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

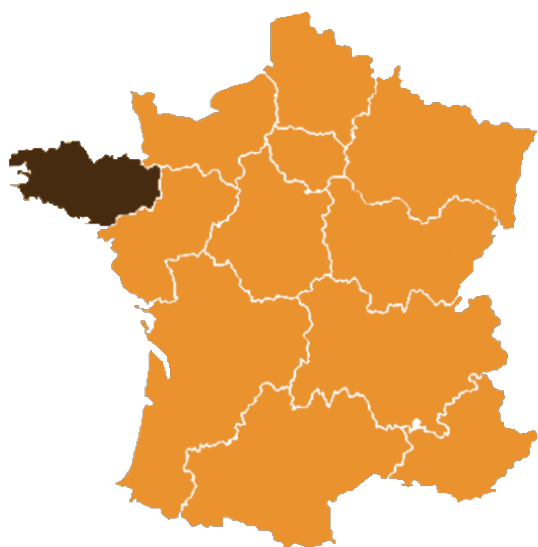
## Summary

|                |          |
|----------------|----------|
| 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



## Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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