

BEAUTIFUL STONE MILL WITH OVER 3 HECTARES OF PASTURE AND OUTBUILDINGS. 4 BEDROOMS . PLOERMEL

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PROPERTY FACT FILE

REFERENCE	A46290CCU56
PRICE	€ 650,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	158 m²
LAND	31498 m²
TOWN	Ploërmel
DEPARTMENT	
LOCATION	Isolated
TYPE	
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change





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- Enchanting and private former riverside watermill
- 7.8 acres of private woodland and pasture
- Peaceful setting near popular Ploërmel
- In-ground swimming pool with retractable cover
- River frontage and abundant natural wildlife

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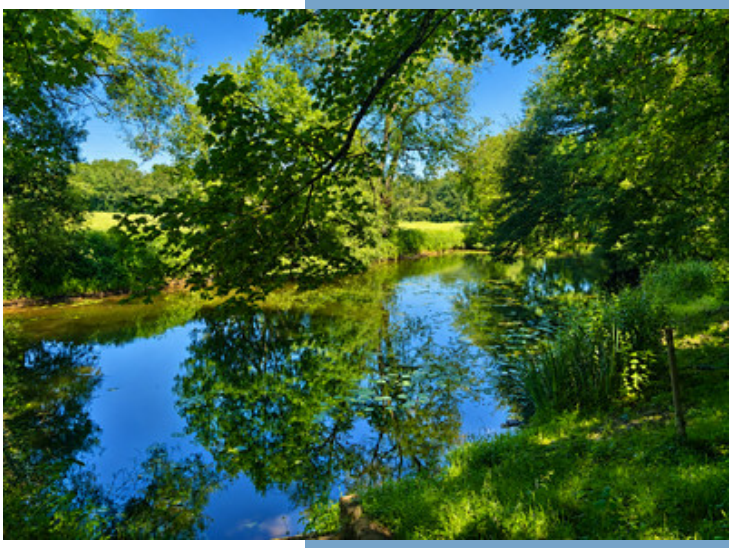
Ideally situated just a few minutes from the historic market town of Ploërmel, the property enjoys the perfect balance of complete rural tranquillity and excellent accessibility.

Ploërmel offers a full range of amenities including supermarkets,

DESCRIPTION

An Exceptional Riverside Estate – A Hidden Paradise in the Heart of Brittany

Tucked away in an idyllic setting on the banks of the beautiful River Ninian, just minutes from the historic town of Ploërmel, this enchanting former mill offers a truly unique opportunity to own one of Brittany's hidden gems.



Surrounded by over 3 hectares (more than 7 acres) of private woodland and pasture, this remarkable estate is a haven of tranquillity where wildlife flourishes and the soothing sound of the river provides the perfect backdrop to everyday life.

The charming stone farmhouse beautifully combines timeless Breton character with modern-day comfort. Exposed beams, generous living spaces and authentic architectural features create a warm and welcoming atmosphere throughout, while recent improvements ensure comfort and efficiency.

The property benefits from both mains water and a private well, offering practicality as well as independence. Recently installed high-quality aluminium double-glazed windows with elegant matching aluminium shutters enhance the property's appearance while improving insulation, security and energy efficiency.



Inside you will discover:

Beautiful character stone home full of original charm
Spacious open-plan living and dining room with exposed beams
Traditional poêle de masse, pellet stove and oil-fired central heating
Authentic country-style kitchen perfect for entertaining family and friends
Cellar and practical utility room
Four generous double...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46290CCU56

COMPLETE FILE AND PHOTO ON REQUEST

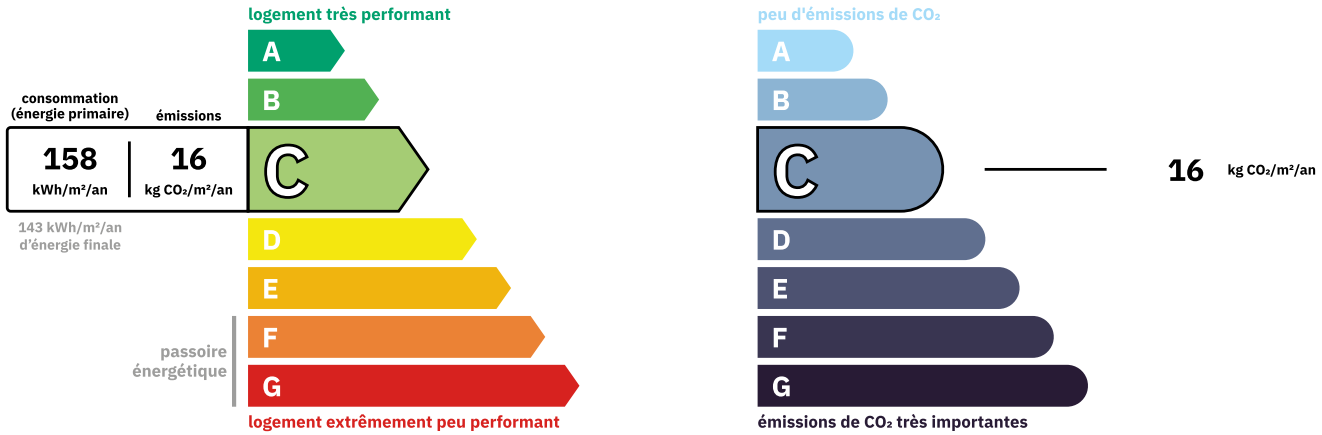
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1930 € and 2670€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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