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House for sale in Plénée Jugon in Brittany

Plénée Jugon , Côtes-d'Armor , Brittany



€399,880

inc. of agency fees

4 Beds 3 Baths 224 sqm 4.8 ha

SOLE AGENCY: An exceptional period property standing on almost 12 acres of beautiful riverside, woodland and meadowland close to a popular village with...

At a Glance

Reference	MFH-DIN12447-SP	Near to	Plénée Jugon	Price	€399,880
Bed	4	Bath	3	Hab.Space	224 sqm
Land	4.8 ha	Pool	No	Land Tax	N/A

Property Description

SOLE AGENCY: An exceptional period property standing on almost 12 acres of beautiful riverside, woodland and meadowland close to a popular village with excellent local amenities and with easy access to the road networks which provide speedy access to Saint Malo, Rennes, St Brieuc and beyond. BUT with no neighbours, no traffic and no noise apart from the gentle sounds of nature - this one is a real 'get away from it all' property. The main house is a well refurbished 18th century water mill retaining many beautiful original features and workings and comprises; large fitted and equipped kitchen dining room with fireplace and insert wood burner, 2 living room 'snugs', a ground floor bedroom and bathroom, a master suite with ensuite shower room , a third bedroom and a utility 'boot' room and with some tweaking could be divided into two separate lodgements. The main house also benefits from an extensive basement cellar still with some of the old mill machinery. A separate 1 bedroom cottage fully refurbished in 2015 using premium quality materials comprises over two floors; living room with fireplace and wood burner and sliding patio doors onto a private garden, a fully fitted kitchen with high end range cooker, underfloor heating, wet room shower and separate WC, an entrance hallway / landing and a double bedroom. The cottage also benefits from an attached utility/technical room with laundry area, electric shutters, velux windows throughout, plus an extensive security lighting system. A third building has also been recently refurbished to provide a games room, with studio and office above . The property also includes approximately 2 acres of potentially valuable woodland. Run as a successful holiday gite in previous years the property provides the ideal opportunity for a home with an income. The most idyllic spot - early viewing recommended.

(4.00 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€399,880

Key Information

Internal Area:	224 sqm
Land Area:	4.8 ha
Has a Garden	Yes

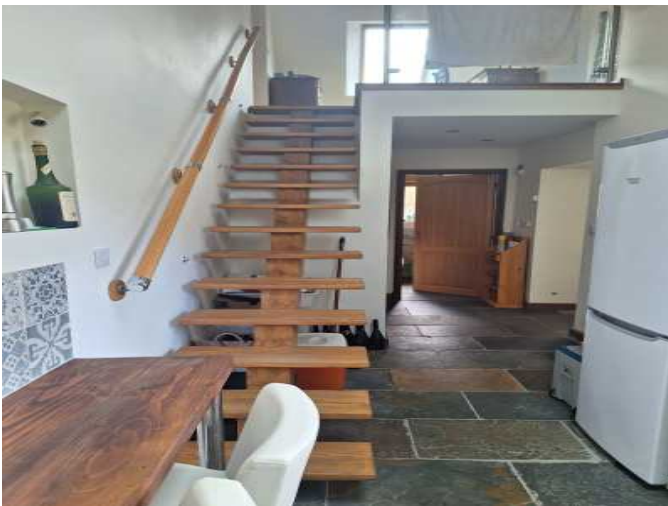
Location: Brittany



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S. and L. BROWN



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