

30KM Vannes Superb 18th century Millhouse and Longère set on over half an acre in a bucolic riverside setting.



INFORMATION

Town:	Bohal
Department:	Morbihan
Bed:	12
Bath:	10
Floor:	621 m2
Plot Size:	3000 m2

IN BRIEF

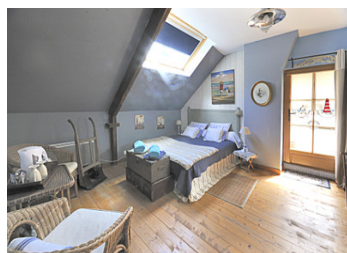
An exceptional property in an exceptional riverside location. A small country road leads to the quiet hamlet and property.

This former millhouse has been entirely refurbished over the last 20 years by the current owners and in a very well maintained condition.

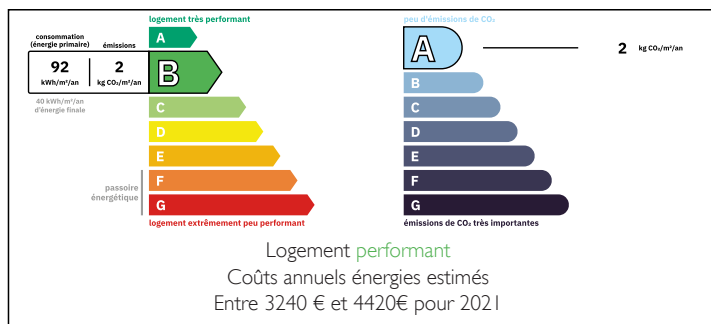
The entirety of the millhouse windows have been recently been changed with aluminium double glazed units..... (The Longère has wood/aluminium units) .

The property can be used a private residence with plentiful of accommodation for family and friends , with two independant apartments and a stone cottage/ Longère .

The property also has a lot of potential as a holiday rental business - Gites and or Bed and Breakfast. There is private parking and terrain of 3000M2;



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

the Property comprises of:

An 18th century Millhouse : main habitation and building comprising on the ground floor of: a barn, a store room, a workshop. First floor: a reception room, a large billiard room and library, WC. Second floor: a large dining room, lounge and kitchen area, male and female wc's.

A bedroom, a dressing room, a shower room and wc.

Third floor: three bedrooms with en-suite shower rooms-wc and a fourth family bedroom with en-suite shower room-wc.

Independent Habitation in the 'adjoining tower' comprising on the ground floor of: a sitting room with an open kitchen area, a shower room-wc.

First floor: a bathroom, two bedrooms, wc.

Third floor, independent apartment comprising of : two bedrooms, wc, a shower room, a sitting room with kitchenette. Fourth floor: attic.

Longère-cottage comprising on the ground floor of : a sitting room with an open-plan kitchen, a bathroom-wc, a bedroom, a laundry room.

First floor: two bedrooms, shower room-wc.

Terraces, land and parking.

A very peaceful and relaxing riverside environment ideal for fishing, long walks , cycling

Distances :

6KM Malestroit

15KM Questembert and Train station serving Vannes and Redon TGV to Rennes/Paris

16KM Rochefort en Terre

20KM Ploermel

31KM Muzillac

33KM Vannes

35KM Coast and Beaches

35KM Redon and Train station TGV

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