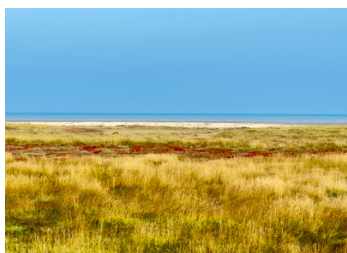
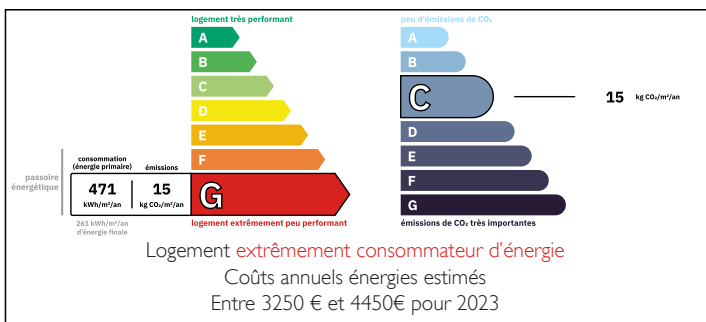


## LE MOULIN NEUF – Bay of Mont-Saint-Michel



## ENERGY - DPE



## INFORMATION

Town:	Cherrueix
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	103 m <sup>2</sup>
Plot Size:	1533 m <sup>2</sup>

## IN BRIEF

Facing the immensity of Mont St-Michel Bay, the Moulin Neuf stands tall, its stone silhouette immutable and serene.

Built in the 19th century, it was once powered by the coastal winds before being converted into a villa in the 1920s.

Its granite and slate architecture, typical of Brittany, blends into the landscape with quiet nobility.

From its heights, the eye takes in exceptional panoramic views of the sea and Mont-Saint-Michel, a living spectacle where sky and water meet.

Throughout the day, the light constantly changes, gliding over the stone and playing with the reflections of the tides.

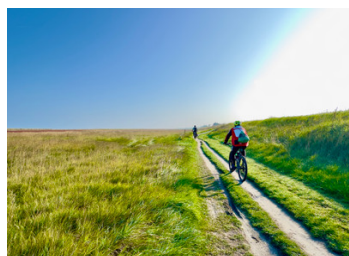
Each window becomes a moving picture, an invitation to contemplation.

This rare place, both powerful and soothing, embodies the most authentic and poetic side of Brittany.

A unique property for those who dream of

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.



## DESCRIPTION

Located in Cherrueix, between Saint-Malo and Mont Saint-Michel, this 19th-century windmill is a real gem of Breton heritage. Built on the Duchesse Anne dyke, it enjoys an exceptional location between land and sea, with breathtaking views of the bay's landscapes.

Built on a 1,533 m<sup>2</sup> plot, it offers 108 m<sup>2</sup> of living space on three levels, bathed in natural light and opening onto 180° panoramic views of the sea, beach and countryside.

The ground floor features a cosy living room with a wood-burning stove, a separate fitted and equipped kitchen, a bedroom with a shower room, and a contemporary bathroom.

Upstairs, a large bedroom opens onto two terraces, one facing the bay of Mont-Saint-Michel, the other overlooking the private garden and the countryside.

The top floor features a bright bedroom offering spectacular views.

At the rear, a landscaped garden, a true haven of tranquillity, invites contemplation.

A separate garage and a terrace opening onto the garden complete this rare property, ideal for lovers of sea views and places steeped in poetry.

The main rooms are as follows:

Entrance hall, living room, dining room: 25 m<sup>2</sup>

Kitchen 15 m<sup>2</sup>

Shower room and bathroom 8 m<sup>2</sup>

Bedroom with shower room 17 m<sup>2</sup>

Upstairs bedroom 20 m<sup>2</sup> with terrace 6 m<sup>2</sup>

Upstairs terrace at the rear 20 m<sup>2</sup>

Second floor bedroom 18 m<sup>2</sup>

Separate garage 22 m<sup>2</sup>

Wooden veranda opening onto the garden 10 m<sup>2</sup>

Total land area 1533 m<sup>2</sup>

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

## LOCAL TAXES

Taxe foncière: **387 EUR**

Taxe habitation: **EUR**

## NOTES