

Character home with attached water mill to renovate, set in over 6000 m of land, in a riverside setting

EXCLUSIVE

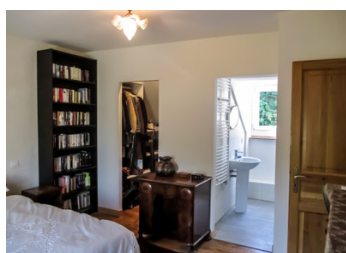
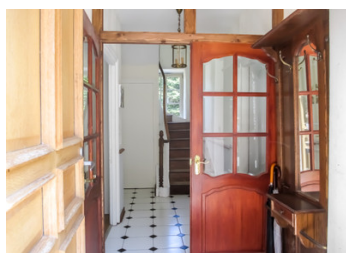
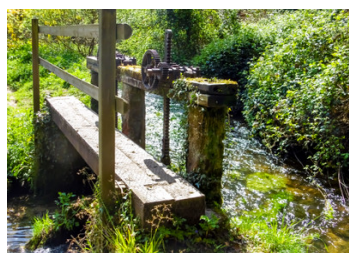


INFORMATION

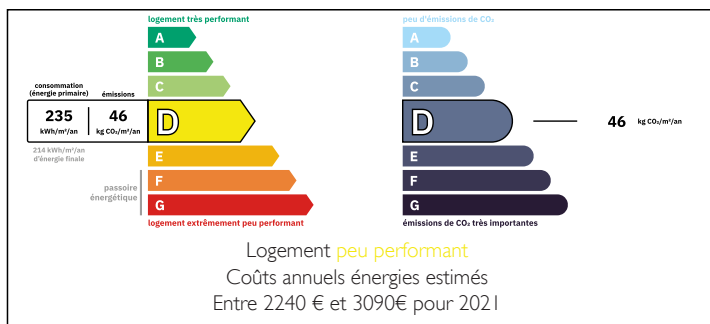
Town:	Saint-Sauveur
Department:	Finistère
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	6160 m2

IN BRIEF

The main house offers comfortable accommodation that has been attractively renovated while retaining original features, but the slate roof now requires remodelling and likely replacement on the house section to deal with recent water ingress. The adjoining traditional water mill spread over five levels, benefits from the rare historic right to use water ("droit d'eau"), making it an inspiring project either for small-scale power generation (subject to the necessary authorisations) or simply for enjoying the unique setting on the River Penzé. An additional stone outbuilding currently used as a garage, mature trees, a meadow and the mill race running up into the woodland complete the setting and underline the property's appeal for nature lovers and heritage enthusiasts.

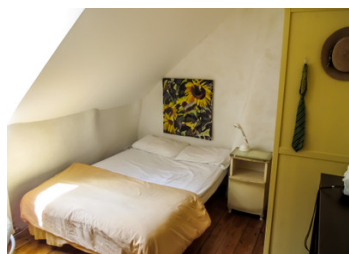


ENERGY - DPE



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.



DESCRIPTION

Part of a small countryside hamlet, the mill complex is presented in two communicating parts:

The house comprises: entrance hall, attractive fitted kitchen with access to the tiled 64 m² cellar, living/dining room with wood-burning stove, WC under the stairs. Upstairs are three bedrooms, including a main bedroom with its own shower room and dressing, plus a separate family bathroom. The mill is arranged over 5 levels, offering about 440 m² of floor space to reconfigure. According to the village planning map (carte communale) and the informative urbanism certificate issued in February 2026, it is possible, subject to obtaining the relevant planning permissions (permis de construire), to adapt, renovate and extend the existing constructions, including the mill. This creates attractive potential for reusing the building (workshop, artistic or tourist activity, creation of living areas, etc.) in compliance with the current regulations.

Outside, the mill race runs for several hundred metres into the woods, creating idyllic walks along the water. There is an enclosed garden bordered by mature trees, a meadow area and a separate stone outbuilding used as a garage.

The rear garden is approximately 2,300 m². Another wooded plot of 1,755 m² is located about one hundred metres away. The mill race (1695 m²) is part of the property.

A new septic tank was installed in 2015. It will need emptying.

Approximate travel times: around 15 minutes to the Drennec lake, 15 minutes to Landivisiau and 20 minutes to Morlaix.

Brest airport is about 30 minutes away and Roscoff...

LOCAL TAXES

Taxe foncière: 373 EUR

Taxe habitation: 343 EUR

NOTES