

*L'exception a un nom*

## Manoir



**réf. GRO928**

**price : 504 000 euros HAI**

**dont 24 000 euros TTC**

**(honoraires agence)**

**area : 160 m²**

**ground : 52000 m²**

**number of pieces : 7**

**number of rooms : 4**

exclusivity: brittany - cote d'armor - 10 minutes from the guingamp tgv station in the breton countryside - between land and sea, 35 minutes from the beaches - magnificent small tregorien manor from the 16th century in perfect condition on its 5 ha hill, surrounded meadows, woods and orchards (douglas pines, brakes, beeches, oaks, chestnut trees, fruit trees). the land is bordered by more than 500m of river full of fish (fly fishing, trout). there are stone outbuildings including an old barn of 90m2 on the ground which can be converted on two levels as well as the remains of an old mill on the banks of the river with water rights allowing its restoration or well the possible installation of a hydroelectric turbine. presence of a spring and a ..

## You Advisor

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