

***Reduced* Equestrian estate on 26 ha with cross-country course, sand school, stables, barn, house & gîte**



INFORMATION

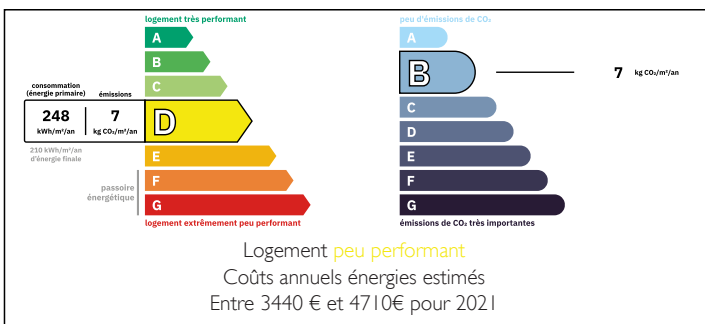
Town:	Lignol
Department:	Morbihan
Bed:	7
Bath:	5
Floor:	219 m2
Plot Size:	259591 m2

IN BRIEF

A beautifully renovated stone property offering 3/4 bedrooms, full of character and charm, accompanied by a separate 3-bedroom cottage. Set on an exceptional site of approximately 26 hectares, the estate includes an extensive equestrian cross-country course, a sand school, a large hangar with 5 stables, a tack room, and 3 field shelters. Each property enjoys its own private garden, complete with an above-ground swimming pool. A shared games room adds to the appeal of this unique and versatile estate—perfect for equestrian enthusiasts or those seeking a lifestyle property in a tranquil setting.

Located in the peaceful countryside of southern Brittany this property offers a charming rural setting while remaining close to essential amenities. The nearby town of Guémené-sur-Scorff (10 minutes) provides a supermarket, cafés, bars, restaurants, weekly markets, schools and healthcare facilities. The larger town of Pontivy is about 30...

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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

Situated in a tranquil hamlet at the end of a no-through road, this impressive estate offers privacy and charm in equal measure. A private driveway leads to the main residence, which comprises the following:

A beautiful arched wooden front door opens into a spacious entrance hall (approx. 18.80m²) featuring exposed stone walls and large windows overlooking the garden. From here, access leads to a cosy sitting room/library (approx. 16m²) with a striking stone fireplace, wood-burning stove, and a door into a small utility room.

A hallway takes you past a WC and staircase to the upper floor, opening into a generous open-plan living space (approx. 80.70m²). This includes a comfortable lounge with another stone fireplace and log burner, a fully fitted kitchen, and a dining area with patio doors that lead out to a terraced garden, complete with countryside views and an above-ground swimming pool.

Upstairs, a long hallway leads to:

A bedroom (approx. 18.40m²) with en-suite shower room

A second bedroom (approx. 20m²) with en-suite

A smaller bedroom or office (approx. 10.30m²)

A spacious main bedroom (approx. 32.54m²) with its own en-suite.

The separate cottage, with its own entrance via the driveway or garden, includes:

A fully fitted kitchen (approx. 18m²) with log burner
Lounge/diner (approx. 17m²)

Hallway leading to two bedrooms (approx. 13.45m² and 16.65m²)

A bathroom (approx. 4.60m²)

A utility room (approx. 7.35m²)

Stairs from the kitchen lead to an additional bedroom (approx. 20.22m²) with en-suite.

The property boasts a private garden with an above-ground swimming pool, just a short stroll from the cottage. There is...

NOTES