

Superb Country house with equestrian facilities. Carnoët!!



INFORMATION

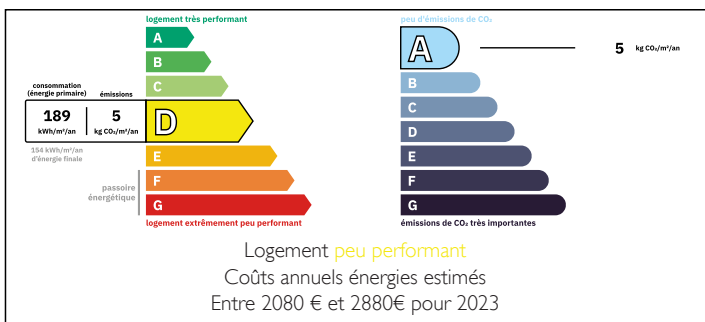
Town:	Carnoët
Department:	Côtes-d'Armor
Bed:	5
Bath:	1
Floor:	160 m2
Plot Size:	20013 m2

IN BRIEF

Situated In the rural village of Carnoët, home of the Valley of the Saints, this beautiful stone house offers charm and comfort in a tranquil countryside setting. Including 2 hectares of land with equestrian facilities, it is ideal for horse lovers or those seeking space and serenity. (An additional 2 hectares are available to rent nearby)



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

GROUND FLOOR

Enter into a spacious and welcoming living space with a fully equipped kitchen and room for dining. There are lots of original features within the house, on the ground floor and on the 1st floor.

There is a downstairs shower room with wash basin and a separate toilet. From this room there are stairs leading to the 1st floor. The room also leads onto a comfortable living room with a lovely fireplace. There is also a separate, a laundry room. Pellet burners are in the Kitchen and in the Living room.

1ST FLOOR

Upstairs, the landing leads to four bedrooms and an additional bedroom on a mezzanine level — ideal as a guest room, office, or hobby space.

BEDROOM 1 - 11.58m²

BEDROOM 2 - 12.9m²

BEDROOM 3 - 20m²

BEDROOM 4 - 14m²

BEDROOM 5/Mezanine. -

All measurements are approximate.

OUTSIDE

Outside, there is a gravelled driveway with ample parking space. At the rear of the house there is a south-facing covered terrace, perfect for outdoor dining and relaxation. There is also an outbuilding used for storage with an adjoining carport and a garden area with 2 polytunnels. There are also 2 solar panels on the roof which heat the water.

For the horses. There are 5 paddocks, a sand riding school, which is in a very good condition and perfect for schooling your horse or for teaching. There is also a safe, secure lunging ring. In the same...

LOCAL TAXES

Taxe habitation: EUR

NOTES