

## Equestrian Property with House & Facilities – Paule (near Carhaix)



## INFORMATION

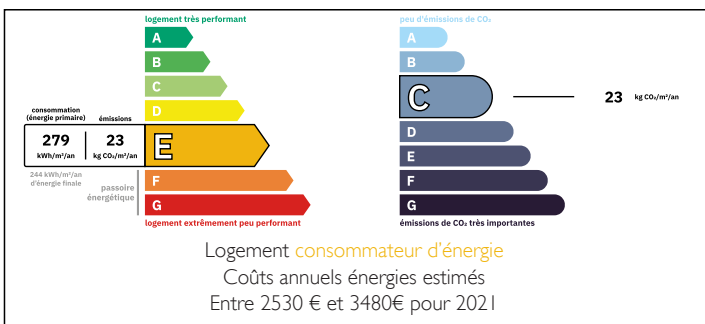
Town:	Paule
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	136 m <sup>2</sup>
Plot Size:	9783 m <sup>2</sup>



## IN BRIEF

Located in Paule and only 13 km (10–12 min) from Carhaix-Plouguer and all its amenities, this equestrian property offers nearly 5 hectares dedicated to horses, with paddocks, shelters and 4 additional hectares for rent with an option to buy. The 128 m<sup>2</sup> house features a bright double living room with a pellet stove (2020) and fireplace insert, a fully equipped kitchen, and two terraces facing East and West. The bedrooms overlook the horse paddocks. Modern comforts include double glazing (2017), electric shutters, fibre internet, well water, and an automatic garage door with mezzanine. Only 800 m from a dressage riding centre offering lessons, arena rental and boarding — ideal for riders and horse owners.

## 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

Located in Paule, in a peaceful countryside setting, this charming equestrian property offers an exceptional environment for horse lovers. The main land consists of 9,756 m<sup>2</sup>, including a 6,500 m<sup>2</sup> horse pasture with a 30 m<sup>2</sup> shelter that can be converted into two stalls. A second 4 × 5 m shelter (ideal for a horse trailer, tractor or storage) and a wood shelter complete the facilities. Additionally, 4 hectares for rent with shelter and water — with option to purchase — expand the usable area to nearly 5 hectares.

Just 800 meters away, a renowned dressage equestrian centre offers riding lessons, arena rental and boarding services — a major advantage for daily training and equine care.

## LOCAL TAXES

Taxe habitation: EUR

The 128 m<sup>2</sup> house has been well maintained and upgraded for comfort. The ground floor includes an entrance hall, a small living room with wood stove, a fully equipped 17 m<sup>2</sup> kitchen, separate toilets, and a 40 m<sup>2</sup> living/dining room with exposed beams, fireplace insert and a pellet stove installed in 2020. Electric shutters provide added comfort. Two terraces extend the living space: a 60 m<sup>2</sup> East-facing terrace for sunny breakfasts and a 30 m<sup>2</sup> West-facing terrace ideal for sunset dinners.

## NOTES

A utility room and a 30 m<sup>2</sup> garage with electric remote-controlled door and new mezzanine complete the ground floor.

The first floor offers two bright bedrooms with open views of the horse paddocks and a bathroom. The second floor includes a mezzanine office, a dressing room and a cosy attic bedroom.

The house...