

15-hectare equestrian property with Breton longère, lake and outbuildings in a preserved setting



INFORMATION

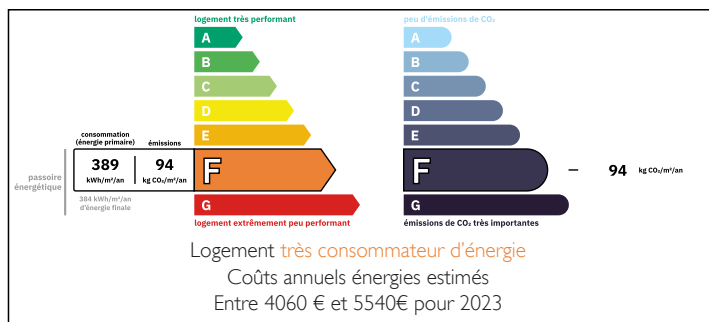
Town:	Canihuel
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	150770 m2

IN BRIEF

Set in the heart of unspoilt countryside with no close neighbours or disturbances, this rare equestrian property extends over 15 hectares of gently undulating pastureland, free of occupation. The traditional Breton longère, located at the centre of the land, offers around 110 m² of living space to refresh, featuring generous volumes, a cathedral living room with fireplace, and a ground-floor bedroom. Numerous outbuildings add strong potential, including an independent accommodation to renovate, a stone workshop with bread oven, carport, former kennel/poultry house, and a 95 m² agricultural barn with excellent height, ideal for hay storage or equestrian conversion. A 3,000 m² lake fed by natural springs, granite outcrops, surrounding woodland and direct access to riding trails complete this exceptional setting, just 5 minutes from local amenities.

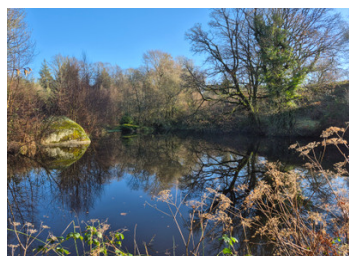


ENERGY - DPE



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 a truly preserved and authentic rural environment, this equestrian property offers a rare opportunity to enjoy complete peace and privacy, with no nearby neighbours, no nuisances, no wind turbines and no intensive farming in the vicinity. Surrounded by forests and small woodland areas, the property extends over approximately 15 hectares of gently undulating pastureland, free of occupation and unused for several years. A small country road crosses the land and leads directly to the house.

The main residence is a traditional Breton longère of character, ideally positioned in the centre of the property. It offers approximately 110 m² of habitable space to refresh and is connected to fibre broadband. Heating is provided by an oil-fired boiler. The ground floor comprises an entrance opening onto a spacious cathedral-style living and dining room of around 38 m², featuring a fireplace with wood-burning insert. The 12 m² kitchen remains to be fitted. There is also a shower room with walk-in shower, a separate WC, a 20 m² bedroom with dressing area, and a 21 m² utility room. Upstairs, there is one additional bedroom and a study that could also serve as a child's bedroom.

Adjoining the longère are several buildings offering significant potential. An independent accommodation of approximately 50 m² over two levels requires renovation and could become an annex to the main house, a gîte, guest accommodation or a separate dwelling. A former stone workshop of 22 m² houses a traditional bread oven that could be restored to...

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