

Very affordable and pretty 3 bedroom equestrian property in the heart of the Brittany countryside. Over 2 ha.



INFORMATION

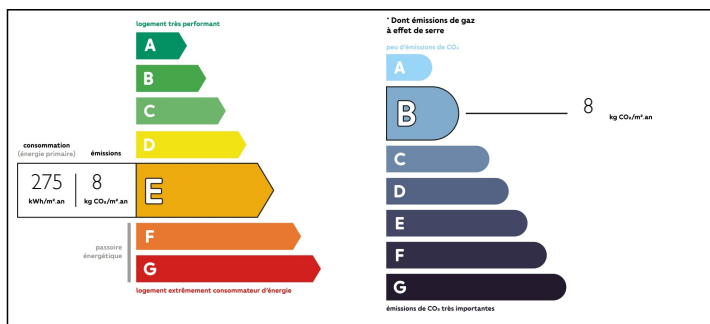
Town:	La Motte
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	84 m2
Plot Size:	22945 m2



IN BRIEF

This three bedroom semi-detached stone cottage is ideal for the hobby equestrian. With over 2 hectares of well fenced land with horse shelter and stabling you and your four legged friends are sure to be blissfully happy here. With endless miles of the beautiful Breton countryside on your doorstep to hack through this rural haven will delight you and provide the tranquil lifestyle so many people crave.

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

It is often difficult to find the combination of a large amount of land suitable for horses attached to a medium sized property, but this is just such a rare find. A three bedroom, two bathroom home with plenty of outdoor storage and a very attractive established garden to enjoy, with vegetable plot, polytunnel, lawn, shrubs, flowers and a lovely sun trap of a patio. The whole of the land is well fenced and close to the house there is a courtyard parking area which is separately fenced with the garage, barn and stable leading off. The patio is again separately fenced so it's easy to keep dogs, children, horses or ponies exactly where you want them!

The house is accessed via a solid conservatory (2.47m x 3.08m approx.). The ideal place to keep the dog, kick off your boots and tend your house plants. From here it's into the kitchen area (4.58m x 3.11m approx.) which has a country feel. The dining area (3.49m x 2.71m approx.) very comfortably seats six and from there the room leads into the lounge area (5.56m x 3.83m) with wood-burner in the fireplace. There is a downstairs shower room with WC and one of the bedrooms (2.81m x 3.36m approx.) is located adjacent to this. It's currently used as an office, but could be whatever you wished; a bedroom of course or a sewing room, office, computer room, play room, dining room, etc. The other two bedrooms...

LOCAL TAXES

Taxe foncière: 605 EUR

NOTES