

Family home and a complex of gites with 3Ha land suitable for horses between Chateaubriant and Candé.



## INFORMATION

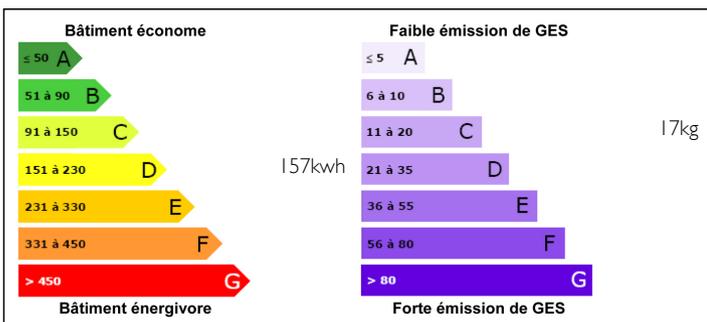
Town:	Le Pin
Department:	Loire-Atlantique
Bed:	7
Bath:	5
Floor:	266 m <sup>2</sup>
Plot Size:	31705 m <sup>2</sup>



## IN BRIEF

Character property comprising a family home with three bedrooms and three separate gites for up to 18 people set in over 7.5 acres of land that includes a purpose built hangar with 4 boxes and a sand school of approx 50m x 22m (extendable) leading directly onto the paddocks. Situated in a beautifully private environment there is the possibility to create a gite enterprise for the generation of a good income and further exploit the equestrian facilities. Close to the village of La Chapelle Glain and to the larger towns of Candé and Chateaubriant.

## 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

A property full of character, charm and one that offers the opportunity to create a good revenue generating opportunity around the gites and equestrian facilities.

+ Family Home of approx 115m<sup>2</sup>

Full of character and charm this three bedroom stone house is equipped with a large kitchen/dining room of approx 39m<sup>2</sup> and lounge of approx 28m<sup>2</sup> on the ground floor, and three double bedrooms (two with en suite shower/toilets) and a family bathroom upstairs. Behind the house is a large private garden and direct access to the horse paddocks;

+ Gite 1 - of approx 50m<sup>2</sup>. Sleeps up to 4 people.

Comprises a 33m<sup>2</sup> open plan lounge/dining room with a fitted kitchen. This room provides for additional sleeping space with a sofa bed.

Upstairs is a 17m<sup>2</sup> double bedroom with a shower room and toilet. To the front is a graveled private patio area.

+ Gite 2 - of approx 35m<sup>2</sup>. Sleeps up to 6 people.

Is all situated on the ground floor and comprises a fitted kitchen, lounge of approx 11m<sup>2</sup> and a bedroom of approx 9m<sup>2</sup> plus separate shower room/WC. Behind it is a private garden with direct access to the paddocks.

+ Gite 3 - of approx 66m<sup>2</sup>. Sleeps up to 8 people

Is on two levels with the ground floor comprising a fitted kitchen/dining room of approx 15m<sup>2</sup> and a separate lounge of approx 12m<sup>2</sup>. There is a shower room/WC plus a separate WC and access to a large private garden to the...

## LOCAL TAXES

Taxe foncière: **990 EUR**

## NOTES