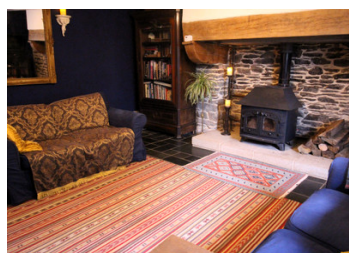


A stunning equestrian property with fully renovated main house and separate gite.

EXCLUSIVE



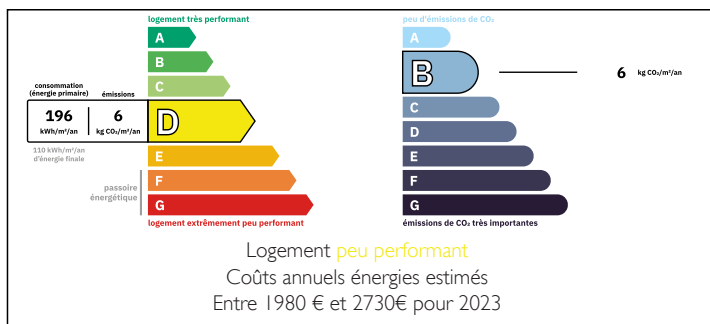
## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Laz       |
| Department: | Finistère |
| Bed:        | 4         |
| Bath:       | 3         |
| Floor:      | 211 m2    |
| Plot Size:  | 116783 m2 |

## IN BRIEF

This beautiful equestrian property, currently used for breeding and idyllically situated at the end of a no through road, is not to be missed! The land of nearly 12 hectares of pasture offers numerous paddocks, as well as a round pen, all situated around the main house and with stunning views across the valley. As well as a huge hangar housing the horse walker, 7 loose boxes and tack and feed rooms, there are several other outbuildings, which offer copious storage, of which one has the potential to be converted into a further gite. The recently renovated main house offers spacious accommodation, whilst a door from the kitchen leads directly to an annexe offering a kitchen, shower room, bedroom and bathroom. This area can be closed off from the main house, thereby offering independent, ground floor...

## 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

Property description (all measurements are approximate):

Main house:

Ground floor:

Fitted kitchen with range cooker, plumbing for dishwasher and underfloor heating, French doors to front garden and door to the annexe - 24.89m<sup>2</sup>.

Entrance hall with door to back of the house, built-in cupboards and convector heater - 14.43m<sup>2</sup>.

Sitting room with underfloor heating and wood burner which heats the underfloor heating on the ground floor, as well as the radiators upstairs - 25.17m<sup>2</sup>

Upstairs:

Landing with windows to the back of the house - 8.85m<sup>2</sup>.

Bedroom with built-in cupboards - 21.49m<sup>2</sup> (at floor level).

Bathroom with WC, bath and handbasin - 6.45m<sup>2</sup> (at floor level).

Bedroom with built-in cupboards - 18.22m<sup>2</sup> (at floor level).

Annexe reached by a door from the kitchen:

Bedroom with French doors to the front garden and a heat exchange pump for heating or air conditioning - 19.01m<sup>2</sup>.

Shower room with Italian shower, WC, handbasin and electric towel rail - 6.39m<sup>2</sup>.

Fitted kitchen with plumbing for a washing machine and door to back garden - 7.98m<sup>2</sup>.

Sitting room with wood burner, built-in cupboards and French doors to front garden - 21.49m<sup>2</sup>.

Gite:

Ground floor:

## NOTES