

Magnificent 6 bedroom property with land and sand schoo, recently renovated throughout with 4 hectares of land



INFORMATION

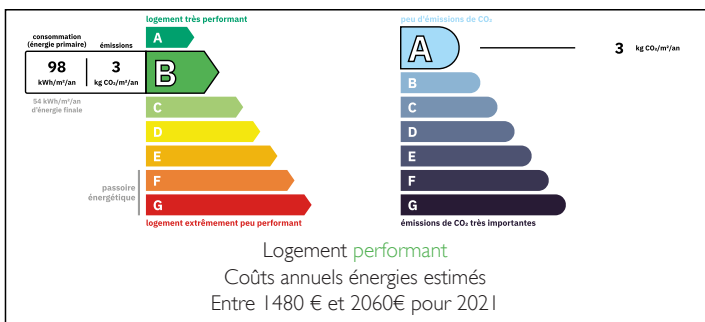
Town:	Saint-Nicodème
Department:	Côtes-d'Armor
Bed:	6
Bath:	3
Floor:	220 m2
Plot Size:	44134 m2

IN BRIEF

This beautifully renovated 6-bedroom neo-Breton house is set on over 4 hectares of fully fenced land offering an exceptional blend of modern comfort, energy efficiency and natural surroundings. With an excellent energy rating of B, the property benefits from wood-burning heating and a heat pump (pompe à chaleur), ensuring efficient and economical year-round living. Perfect for your horses, the property benefits from a sand school, field shelter and paddocks all fully fenced and ready to go. The most beautiful fields and access directly the a famous Brittany landmark, perfect for hacking out.

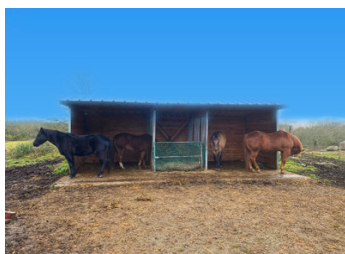


ENERGY - DPE



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

The Property

The ground floor offers spacious and flexible accommodation.

An entrance hall leads to a large bedroom with its own shower room and WC, ideal for independent guest accommodation or Airbnb potential.

The heart of the home is a large lounge and living area, featuring a stunning fireplace that creates a warm and inviting atmosphere.

Also on this level are a utility room / summer kitchen, a separate WC.

A brand-new fitted kitchen equipped with an AGA stove.

Two additional double bedrooms complete the ground floor, one of which benefits from an en-suite shower room.

Upstairs, a central landing serves three further bedrooms and a family bathroom, fitted with a shower, bath, WC and washbasin, providing comfortable accommodation for family and guests alike.

Outside, the property is particularly well suited to equestrian or smallholding use.

The land extends to over 4 hectares, is fully enclosed, and features spectacular natural granite rock formations, giving the setting a unique and characterful feel.

The land is ideal for horses with its sand school already in place. Additional amenities include numerous outbuildings, a storage tunnel and a newly installed field shelter.

Located close to the Gorges du Corong, a well-known and popular tourist destination, the property enjoys a peaceful rural setting while benefiting from strong appeal for tourism, equestrian use or lifestyle buyers.

Information about risks to which this property is

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

NOTES