

Traditional Breton property with business potential and equestrian land

EXCLUSIVE



INFORMATION

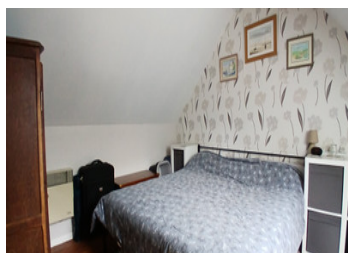
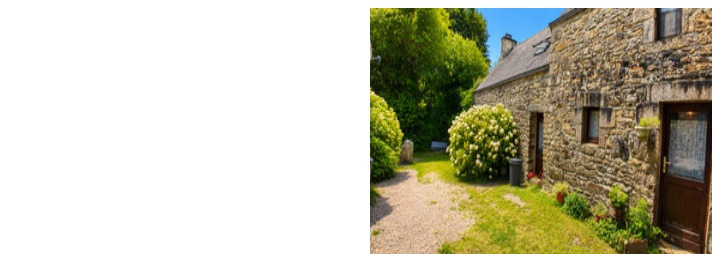
Town:	Huelgoat
Department:	Finistère
Bed:	7
Bath:	5
Floor:	220 m2
Plot Size:	29295 m2

IN BRIEF

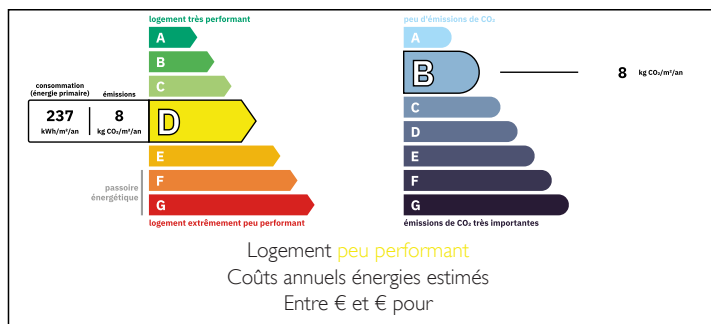
This beautiful rural cottage in the Breton countryside offers a rural retreat with business potential.

The property includes 2.75 hectares of paddocks, including two currently used as equestrian enclosures. Alongside the main three-bedroom house of 78m², there are three fully-equipped gîtes ready to let out, as well as a fourth building which could be renovated to become a gîte and is currently used for storage.

A smaller stone-built outbuilding could be used for storage or a small workshop. A hanger provides for animal feed storage, and barns provide housing for goats, pigs and horses during winter months.

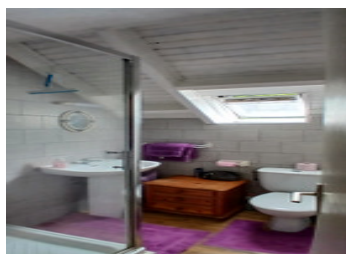
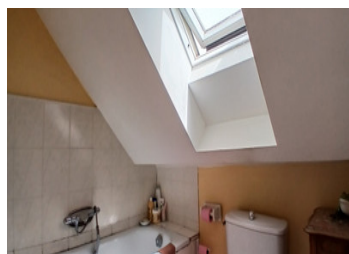


ENERGY - DPE



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.



NOTES

DESCRIPTION

The property consists of a main house with garden, three gîtes with two small garden areas, one cottage in need of renovations, a stone-built outbuilding, two large equestrian paddocks, one smaller livestock paddock, a segmented barn, and an agricultural hangar.

Main house

The entrance leads into a large farmhouse-style kitchen-diner with a stone fireplace. The main staircase leads up to the master bedroom, the main bathroom, and the second bedroom. A doorway from the kitchen area leads onto the cozy living room with a modern wood-burning stove. A second staircase leads to the guest bedroom with the second bathroom. Patio doors from the dining area leads onto the private and protected garden.

Gîtes

There are three gîtes currently in commercial use. Gîte one consists of a kitchen-diner-living room with a double bedroom on the ground floor, with a second bedroom and the bathroom upstairs. Gîte two consists of a similar kitchen-diner-living room downstairs with the one bedroom and the bathroom above. Gîte three has a similar layout downstairs, with a large mezzanine, double bedroom and bathroom above. There is a fourth cottage awaiting renovation which is currently used for storage. There are two gardens with seating areas for the guests.

Livestock area

There is a 1174m² paddock for livestock, equipped with a feed hangar, wood storage and a wooden barn for wintering. Beside this is the stone barn which is currently used for storage.

Equestrian land

There are two large paddocks totaling 2,6 hectares. The first paddock is accessed by a small...