

Private country home with 3 bedrooms plus a luxury apartment with stables and 9 acres of land

EXCLUSIVE



## INFORMATION

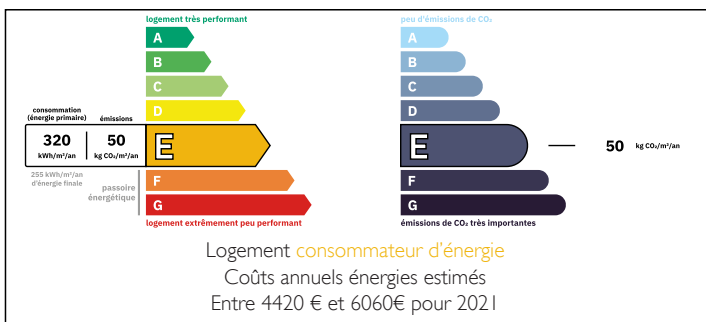
Town:	Erbray
Department:	Loire-Atlantique
Bed:	3
Bath:	0
Floor:	277 m2
Plot Size:	36939 m2

## IN BRIEF

A fantastic countryside property with no neighbours, high specification habitable properties that would support a gite business and good quality land for horses of 9 acres of land split into multiple paddocks with access to stables just outside the village of Erbray, close to the larger town of 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The estate comprises an impressive selection of South facing habitable buildings all recently renovated with new roofs, electrical installation and heating systems all completed to an extremely high standard that overlook the 9 acres of well maintained paddocked pasture that sit beyond the courtyard.

All situated in complete peace and tranquility with not a neighbour in sight and yet only a couple of minutes from the very centre of the thriving village of Erbray.

### \*\*Main House\*\*

The main farmhouse has also been fully renovated providing for a separate three bedroom. The accommodation is all set on a single level comprising:

- \* Entrance Hall
- \* Open plan fitted kitchen with dining area
- \* Large living room with
- \* Large utility room
- \* Master bedroom overlooking the main courtyard with underfloor heating
- \* Luxury shower room and toilet
- \* Two further guest bedrooms

The farmhouse has been recently re-modeled with a new high specification kitchen installed as well as brand new reversible heating system for both winter and summer use. during the re-modelling great care has been taken to enhance the traditional feel of the stone farmhouse.

### \*Apartment\*

Originally the loft above the stables this is a real testament to both the skills of the local artisans and the vision of the owner. The whole space has been recently renovated to provide an luxury apartment comprising a full open plan living environment with a wonderful balcony overlooking the paddocks. With the accommodation on the first floor access is through a recently constructed sweeping iron...