

## Stunning Equestrian Property in the Heart of the Countryside – 15 Minutes from Saint Nicolas du Pelem

EXCLUSIVE



## INFORMATION

Town:	Saint-Martin-des-Prés
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	50 m <sup>2</sup>
Plot Size:	38000 m <sup>2</sup>

## IN BRIEF

This former French trotter training center is now a thriving racehorse and show jumping facility. Set on 3.8 hectares and 12 to rent, it includes a renovated house, a second large house in stone, multiple barns, stables, a 500m gallop track, and extensive equestrian amenities.



## ENERGY - DPE

DPE not required.

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

Located just 15 minutes from Saint Nicolas du Pelem, in the heart of the countryside, this fantastic property was once a French trotter training center and is currently operating as a racing and show jumping horse training facility.

The property spans 3.8 hectares and includes the following:

**A Gîte:** The only habitable house on the property, featuring one bedroom, a living room, kitchen, and bathroom. The house has been completely renovated and includes an attic space to be developed.

**Main House:** A large property stripped down to its original walls, ready for renovation. Attached to the back of the house are a few horse boxes.

**Stone Barn**

**Another Stone Barn:** Could be converted into a residential property.

**Barn/Boxes:** Includes a small paddock area.

**Open Shed:** Used for hay bales and tractor storage.

**Storage Shed:** For general storage purposes.

**Open Stables:** With an enclosure in front.

**Another Stable Block:** Additional stabling for horses.

**Round pen :** A 50-meter lunge ring, previously used as a horse walker.

**Arena:** A riding arena for training.

**500m Gallop Track:** Ideal for training racehorses.

**Numerous Paddocks:** Ample grazing land for horses.

The property is supplied with its own bore hole, ensuring a self-sustaining facility.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES