

Paradise! The only word to describe this equestrian property with stone house and outbuildings....



## INFORMATION

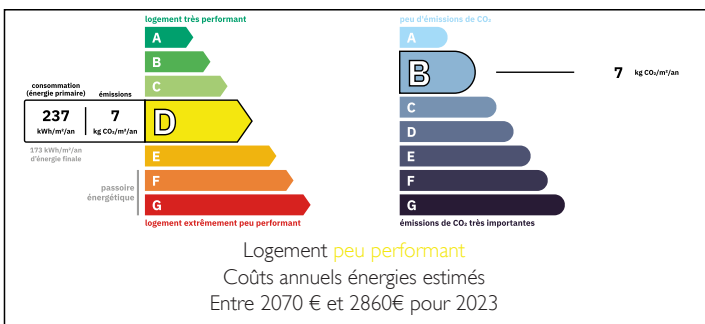
Town:	Kerien
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	51480 m2



## IN BRIEF

Characterful 2-Bedroom Stone Longère with Extensive Equestrian Amenities, Second House to Renovate, and Over 5 Hectares in Scenic Kerien Perfect home for a small holiday, horse owners paradise or a ready to go riding school or petting zoo!!

## 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

Nestled in the peaceful countryside of Kerien, this enchanting 2-bedroom stone longère is brimming with charm and character, offering the perfect rural retreat with fully established equestrian facilities.

On the ground floor, you'll find an inviting open-plan kitchen and dining area warmed by a modern pellet burner, a cozy lounge with a traditional wood burner, a practical shower room with WC, and additional features including a boot room and wood store. Upstairs, a mezzanine landing leads to two spacious double bedrooms, making it ideal for families or guests.

For equestrian enthusiasts, the property boasts a fully equipped stable block with 8 stables, a hay barn, and a clubhouse—ready to operate as a riding school or livery yard. There's also a sand school, multiple paddocks spanning over 2 hectares, and a tranquil duck pond, creating an animal lover's haven.

A second stone longère offers excellent potential for conversion into an additional home, guest accommodation, or gîte, adding further value and flexibility to this exceptional property.

Located in Kerien, a charming commune in the heart of Brittany, surrounded by beautiful countryside and direct access to bridle paths for endless riding adventures. The area is known for its strong community spirit, scenic walking trails, and easy access to local amenities in nearby Guingamp.

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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