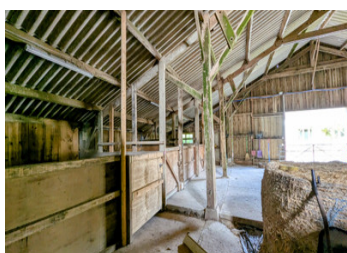


Equestrian estate with a cross-country course on 26 hectares with sand school, stables, barn, house & gite!

## EXCLUSIVE



## INFORMATION

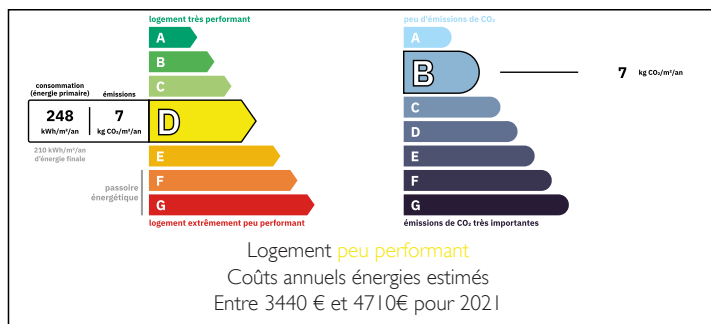
Town:	Lignol
Department:	Morbihan
Bed:	7
Bath:	5
Floor:	219 m2
Plot Size:	259591 m2

## IN BRIEF

A beautifully renovated stone property offering 3/4 bedrooms, full of character and charm, accompanied by a separate 3-bedroom cottage. Set on an exceptional site of approximately 26 hectares, the estate includes an extensive equestrian cross-country course, a sand school, a large hangar with 5 stables, a tack room, and 3 field shelters. Each property enjoys its own private garden, complete with an above-ground swimming pool. A shared games room adds to the appeal of this unique and versatile estate—perfect for equestrian enthusiasts or those seeking a lifestyle property in a tranquil setting.

Located in the peaceful countryside of southern Brittany this property offers a charming rural setting while remaining close to essential amenities. The nearby town of Guémené-sur-Scorff (10 minutes) provides a supermarket, cafés, bars, restaurants, weekly markets, schools and healthcare facilities. The larger town of Pontivy is about 30...

## 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

Situated in a tranquil hamlet at the end of a no-through road, this impressive estate offers privacy and charm in equal measure. A private driveway leads to the main residence, which comprises the following:

A beautiful arched wooden front door opens into a spacious entrance hall (approx. 18.80m<sup>2</sup>) featuring exposed stone walls and large windows overlooking the garden. From here, access leads to a cosy sitting room/library (approx. 16m<sup>2</sup>) with a striking stone fireplace, wood-burning stove, and a door into a small utility room.

A hallway takes you past a WC and staircase to the upper floor, opening into a generous open-plan living space (approx. 80.70m<sup>2</sup>). This includes a comfortable lounge with another stone fireplace and log burner, a fully fitted kitchen, and a dining area with patio doors that lead out to a terraced garden, complete with countryside views and an above-ground swimming pool.

Upstairs, a long hallway leads to:

A bedroom (approx. 18.40m<sup>2</sup>) with en-suite shower room

A second bedroom (approx. 20m<sup>2</sup>) with en-suite

A smaller bedroom or office (approx. 10.30m<sup>2</sup>)

A spacious main bedroom (approx. 32.54m<sup>2</sup>) with its own en-suite.

The separate cottage, with its own entrance via the driveway or garden, includes:

A fully fitted kitchen (approx. 18m<sup>2</sup>) with log burner  
Lounge/diner (approx. 17m<sup>2</sup>)

Hallway leading to two bedrooms (approx. 13.45m<sup>2</sup> and 16.65m<sup>2</sup>)

A bathroom (approx. 4.60m<sup>2</sup>)

A utility room (approx. 7.35m<sup>2</sup>)

Stairs from the kitchen lead to an additional bedroom (approx. 20.22m<sup>2</sup>) with en-suite.

The property boasts a private garden with an above-ground swimming pool, just a short stroll from the cottage. There is...