

Equestrian estate with 4 bedroom,, heated pool, and bucolic setting 170 m house. Private!



## INFORMATION

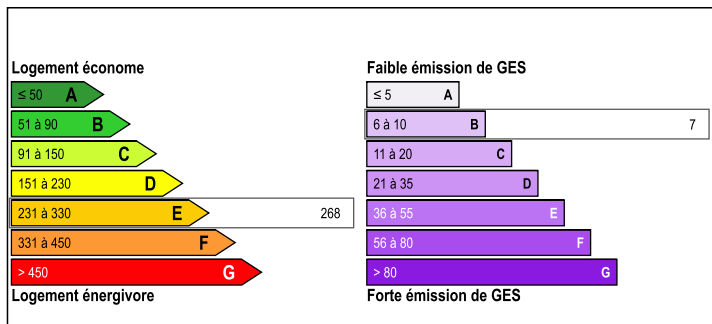
Town:	Callac
Department:	Côtes-d'Armor
Bed:	4
Bath:	4
Floor:	170 m2
Plot Size:	55000 m2

## IN BRIEF

Located at the end of a private road, this beautiful 4-bedroom property features a large open living space, a covered heated swimming pool, a unique bar converted from the former millstone area, as well as complete equestrian facilities (3 stables, tack room, barn, sand riding arena). The private grounds of over 5,000 m<sup>2</sup>, complemented by an adjacent 1 hectare and 4 hectares for lease, offer a natural, peaceful, and bucolic setting with a private stream and millrace, remnants of its mill heritage.



## 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

Located at the end of a private road, this stunning property offers an exceptional setting, with no overlooking neighbors, nestled in the heart of preserved nature.

The charming house includes 4 bedrooms, one of which is on the ground floor. Three bedrooms feature en-suite shower rooms, and a large main bathroom completes the sleeping area.

The living spaces are spacious and filled with natural light, offering a rare level of comfort. You will especially enjoy a large open-plan living area combining the lounge and kitchen, perfect for conviviality and family life.

The house benefits from recent renovations: a fitted terrace ideal for enjoying sunny days, replaced windows for better insulation and more brightness, as well as numerous interior improvements for added comfort.

A unique and original feature: the former millstone area has been transformed into a cozy bar, creating a convivial and atypical space to entertain guests or simply enjoy a moment of relaxation.

Outside, you will enjoy a magnificent heated swimming pool powered by a heat pump, covered by a dome so it can be used year-round. The grounds are fully fenced, ensuring complete privacy.

The equestrian facilities will delight enthusiasts: 3 stables, a tack room, a hay barn, and a sand riding arena, perfect for housing your horses in excellent conditions.

The property extends over more than 5,000 m<sup>2</sup> of land, with an adjoining 1 hectare at your disposal, and an additional 4 hectares for lease on the other side of the commune, with the lease transferable.

A stream runs...