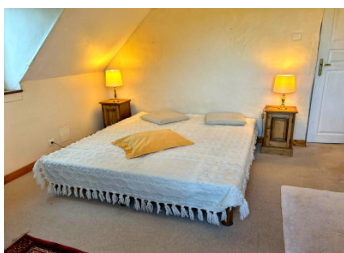


Charming Equestrian Property on Over 1.8 Hectares – Mael Pestivien!



INFORMATION

| | |
|-------------|----------------------|
| Town: | Maël-Pestivien |
| Department: | Côtes-d'Armor |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 150 m ² |
| Plot Size: | 18760 m ² |

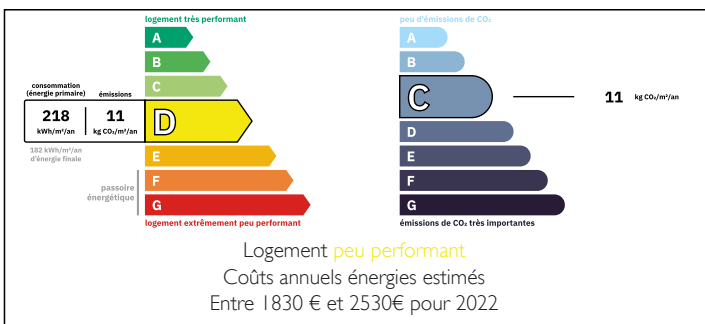


IN BRIEF

For nature and horse lovers, discover this stunning equestrian property offering over 18,000 m² of land and a 150 m² renovated stone house.

Renovated and thoughtfully extended, the house benefits from a partially renewed roof in 2018 and TRYBA aluminum double-glazed windows installed the same year. You will also enjoy fiber optic internet (2GO Orange) and satellite TV reception.

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

Ground Floor

- Fully equipped kitchen with Godin gas cooker, gas hob, electric oven, and refrigerator
- Utility room with sinks and connections for washing machine and dryer
- Bathroom with shower, sink, and toilet
- Two adjoining rooms that can be used as additional bedrooms or versatile spaces
- Cozy living room with a brand-new Godin wood stove
- Office with access to a mezzanine

First Floor

- Two spacious bedrooms, each with an en-suite bathroom
- Laundry room

Outside

- Stable with 4 boxes of 12 m² (2 with rubber matting)
- Grooming area
- 16 m² tack room

Plus a Sand school, Paddocks and sand track.

A rare opportunity for equestrian enthusiasts seeking a peaceful country setting while enjoying the comfort of a renovated home.

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