

## Equestrian Property with 4 Hectares (+6 Available), Riding School or Livery Potential with House, Gites & Pool



## INFORMATION

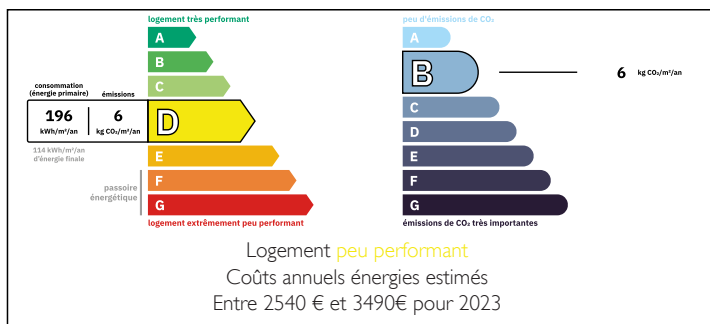
Town:	Saint-Agathon
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	197 m2
Plot Size:	40173 m2

## IN BRIEF

The equestrian estate combines the authentic charm of a renovated 4-bedroom stone house, fully operational guest gîtes generating immediate income, and a range of comprehensive equestrian facilities. With around 4 hectares of land (and the option to acquire a further 6 hectares, making 10 hectares in total), the property offers exceptional potential for a professional project, whether as a riding school, livery yard, equestrian training centre, or a combined tourism and equestrian business.



## 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

### The Property

The estate extends over approximately 4 hectares (with the option to acquire an additional 6 adjoining hectares, making a total of 10 hectares). The layout, centered around the main house and its outbuildings, has been designed to suit a variety of projects:

Tourism & accommodation: two independent, fully equipped gîtes ready for immediate rental.

Equestrian activities: functional facilities for welcoming horses and riders.

Leisure & well-being: heated swimming pool, woodland, and pastureland.

The Main House (approx. 200 m<sup>2</sup> living space)

Ground floor: spacious 50 m<sup>2</sup> living room with open kitchen and wood-burning insert, office or bedroom, second lounge, shower room with WC.

First floor: 4 comfortable bedrooms.

Extension potential: approx. 80 m<sup>2</sup> possible through the adjoining barn and workshop.

This stone-built home, renovated in 2016, faces south and retains many original character features, while offering abundant natural light and modern comfort.

### Guest Accommodation & Outbuildings

Two adjoining gîtes, each with fitted kitchen, living room, and mezzanine bedroom (one with a wood stove).

Independent office with WC, ideal for guest reception, remote working, or professional use.

A 430 m<sup>2</sup> stone barn incorporating garage, stables, tack room, treatment room with shower, and storage space.

An adjoining hangar with laundry room, technical room, and wood storage.

A workshop attached to the house.

The gîtes are fully operational and provide an immediate source of additional income, particularly attractive for eco-tourism and equestrian tourism.