

Superb equestrian property with 29 hectares, house and full facilities – Kergrist-Moëlou (22)



INFORMATION

Town:	Kergrist-Moëlou
Department:	Côtes-d'Armor
Bed:	6
Bath:	2
Floor:	152 m2
Plot Size:	290000 m2

IN BRIEF

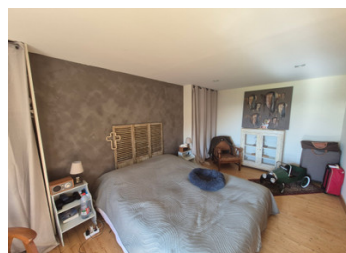
Set in an elevated position with stunning open views, this 29-hectare equestrian property in Kergrist-Moëlou offers a peaceful lifestyle surrounded by nature.

The main house of 150 m², facing due south, combines comfort and character with a cathedral-style fitted kitchen, large living room with monumental fireplace, five bedrooms and two bathrooms.

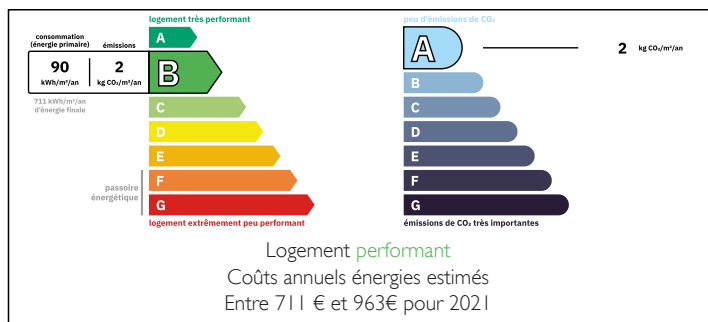
The equestrian facilities include around 1000 m² of well-designed agricultural buildings, with hay barns, stables, wash areas, tack and feed rooms, and additional outbuildings offering further potential.

The 29 hectares of land surround the house, all recently fenced with wooden posts and rails, and well maintained.

A rare opportunity for horse lovers or those seeking a professional equestrian project in beautiful Brittany.



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

Main House – 150 m²

Ground floor:

Spacious fitted cathedral-style kitchen.

Office with mezzanine.

Shower room.

Large living room with monumental fireplace and wood-burning stove.

Bedroom.

Entrance hall and utility room.

First floor:

Small landing sitting room.

Bathroom with bath.

Two spacious bedrooms.

Second floor:

Two attic bedrooms.

The house is bright and south-facing, with open views across the property and surrounding countryside.

It offers a warm and welcoming atmosphere, ideal for year-round living.

Agricultural and Equestrian Buildings – approx. 1000 m²

The buildings are well laid out, practical, and adaptable for a range of equestrian or agricultural uses:

Hay barn – 240 m², new Douglas cladding.

LOCAL TAXES

Taxe habitation: EUR

NOTES