

Superb Country house with equestrian facilities. Carnoët!!



INFORMATION

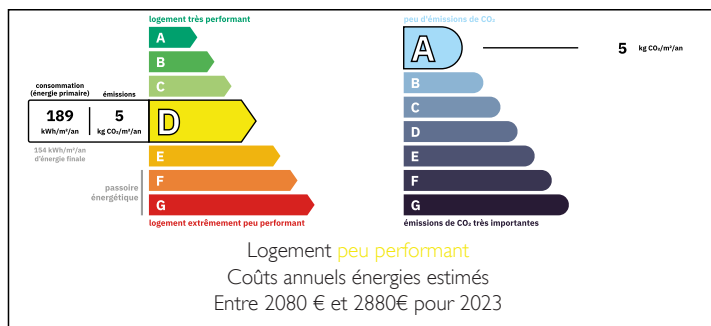
Town:	Carnoët
Department:	Côtes-d'Armor
Bed:	5
Bath:	1
Floor:	160 m2
Plot Size:	20013 m2

IN BRIEF

In a quiet rural village, this beautifully renovated stone house offers charm and comfort in a tranquil countryside setting. Set on 2 hectares of land with equestrian facilities, it is ideal for horse lovers or those seeking space and serenity. (An additional 2 hectares are available to rent nearby)



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

On the ground floor, a spacious and welcoming room with a pellet burner, w also has a fully equipped kitchen, creating a warm and practical living space. There is also a comfortable living room with a fireplace and pellet burner, a laundry room, a shower room, and a separate toilet.

Upstairs, the landing leads to four bedrooms and an additional bedroom on a mezzanine level — ideal as a guest room, office, or hobby space.

Outside, the rear of the house offers a south-facing terrace with pergola, perfect for outdoor dining and relaxation. There is also an outbuilding used for storage with an adjoining carport, a greenhouse, and ample parking space.

The equestrian area, set slightly apart, includes several paddocks, a sand riding school, lungeing ring, grooming and tack areas, as well as a storage tunnel. Additionally, there is a separate wooded plot of approximately 4,800 m².

This property is ideal for horse riding enthusiasts or lovers of the outdoors.

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