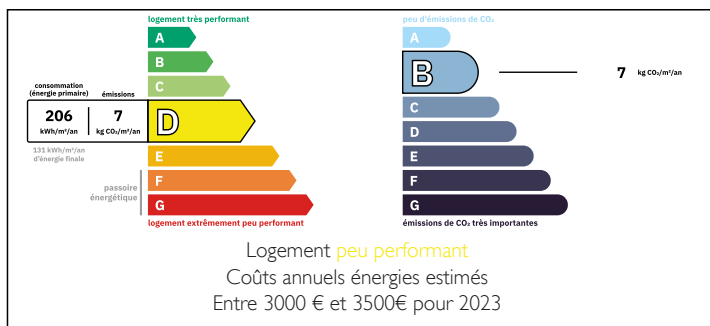


Rare - Character Equestrian property with a vast barn, stables and land in a bucolic breton hamlet .



ENERGY - DPE



INFORMATION

Town:	Allaire
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	217 m2
Plot Size:	21520 m2

IN BRIEF

Set in a peaceful and preserved natural environment near Allaire, this charming Breton longère offers a rare opportunity to acquire a lifestyle property combining authenticity and nature.

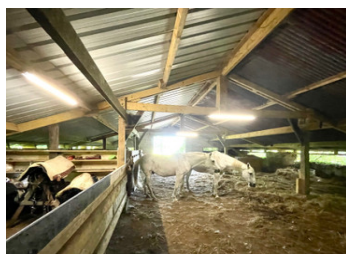
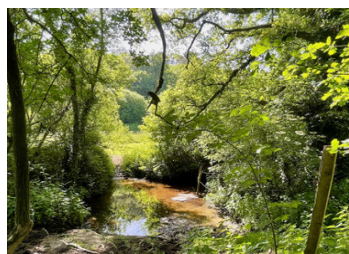
The main house offers spacious family accommodation including 5 bedrooms and 3 bathrooms, with numerous original features such as exposed beams, stone walls and a warm country-style kitchen creating an inviting and characterful atmosphere.

Set within 2 hectares (over 5 acres), the property includes mature gardens, pasture suitable for horses or small livestock, and a natural stream running through the land, further enhancing the peaceful setting.

A remarkable 14th-century barn with recently renewed roofing, offering excellent potential for a variety of uses (subject to necessary permissions). Equestrian facilities are already in place, including a large barn with 5 stables, electricity and hay storage,

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

The property is accessed by a small cul-de-sac and there are no main roads in the vicinity .

The Habitation comprises of, on the groundfloor: entrance to hallway and billard room, a bathroom, WC, a spacious lounge with wooden beamed ceiling, stone walls and wood burner, an open plan country-style kitchen and dining room with garden views, a laundry room.

First floor: 5 bedrooms including one en-suite with a shower room-WC, an independant shower room-WC.

Attached to the main habitation is a beautiful 14th century barn with arched stone doorways and an entire recent slate roof fitted. Small adjoining workshop space.

Equestrian facilities are already in place, including a large barn with 5 stables, electricity and hay storage, making the property immediately suitable for private equestrian use.....

The landscaped grounds offer several areas to relax and enjoy the surrounding countryside. The location combines tranquillity with excellent accessibility:

Allaire town centre 4KM with local shops, pharmaice , doctors and suoemarket

Redon town 8KM (train station with direct service to Paris in around 2 hours, hospital, shops and services)

Port Folleux marina 17KM (ideal for boat owners)

Beaches at Billiers 40km

Vannes 50KM

Rennes Airport 65KM

Nantes Airport 89KM

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES