

Beautiful country house with gite & equestrian facilities. Fantastic for walks/cycling and horse riding.



## INFORMATION

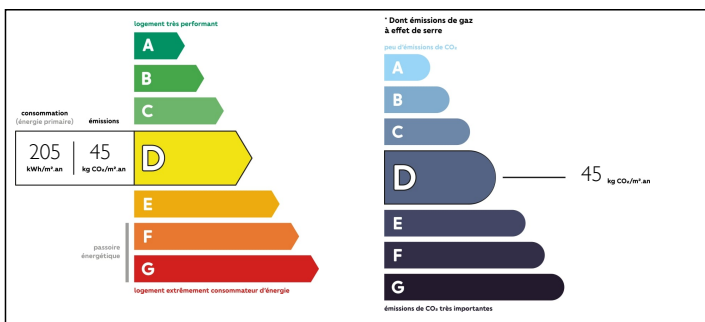
Town:	Paule
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	145 m2
Plot Size:	44543 m2

## IN BRIEF

This fantastic detached house is set in 10 acres of land with direct access to the Nantes/Brest canal. Also, benefiting from an outdoor riding arena of 40 x 20m, a gite and solar panels which heat the water. This house would be suitable for cyclists, walkers and horse riders.



## 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.



## NOTES

## DESCRIPTION

Entrance into Hall and ground floor

Tiled floor, with stairs to the first floor, radiator, and door into separate toilet with wash basin.

Kitchen/Diner: 4.49m x 5.5m Patio doors to front. Fitted with a range of cupboards and drawers including a built-in fridge and dishwasher and a Falcon electric double oven .

Comfortable sitting Room measuring 4.11m x 5.28m with 2 windows to the front. Woodburner, which has been serviced every year.

Gite/Annexe - Great for parents or guests.

A door from the main Sitting Room leads into the gite living room.

Living Room: 3.17m x 5.02m Window and door to the front. Fitted country style kitchen unit with a Belfast sink, granite work top and wooden cupboards.

Bedroom (5): 3.12m x 3.45m. Nice light and spacious room with en-suite bathroom. This includes a tiled shower, WC, wash basin

Up the stairs from the hall to the First floor.

First Floor: Landing: Window to rear, wooden floor, radiator, built-in shelved storage cupboards.

Bedroom 1: 3.81m x 3.17m. Window to front elevation, built-in wardrobe to one wall, radiator. From this room, there is a door into the attic. This already has three skylight windows and can be converted to more living space.

Bedroom 2: 2.96m x 3.62m with built-in wardrobes. Window to side. Wooden floors and radiator.

Bedroom 3: 3.92m x 2.93m. Window to front, wooden floor and radiator.