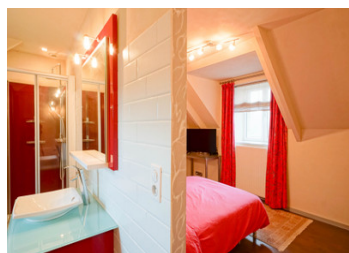
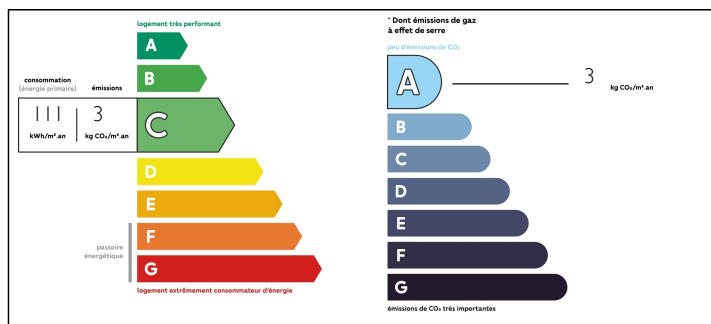


Superb 16-hectare estate with an 18th-century manor house, a professional riding school and a large lake.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Quintin
Department:	Côtes-d'Armor
Bed:	7
Bath:	3
Floor:	278 m²
Plot Size:	160000 m²

## IN BRIEF

Domain 16 hectares, renovated 18th-century mansion 278 m², equestrian centre, lake. Saint-Brieuc (15 minutes), beaches Binic/Pléneuf-Val-André (30 minutes). House 1 renovation 2011, modern interior. Ground floor: Open-space (80 m²) living/dining room, open kitchen, underfloor heating. Suite (14 m²) with bathroom and dressing room, office (15.05 m²), wc. First floor: Suite (23.85 m²), 3 bedrooms (15.05/10.5/10.32 m²), bathroom, wc. House 2 renovated: Living room/kitchen (21.06 m²), bedroom (24.91 m²), bathroom, wc. 2 bedrooms (15.2/11.47 m²). House 3 (25.84 m²). Workshop/garage/2 boxes (24+16,72 m²), 2 stables (9 boxes/40 boxes), sanded track (1200 m), electric walker (6 places), hangar, silos. Land with trees/grassland/lake (16 ha). Aerothermal systems, double glazing. Estimated annual energy costs for the home of between €1,430 and €1,960 per year. Average energy prices indexed to 1 January 2021 (including subscriptions).

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

Love of Nature and passion for horses in an exceptional setting and absolute calm.

15 minutes from Saint-Brieuc and 30 minutes from the superb beaches of Binic and Pléneuf-Val-André.

An impressive, authentic and magnificent Saint-Jacques de Compostelle bell is one of the most original and remarkable masterpieces in the heart of this superb 15-hectare estate.

Discreetly set in an elegant stone bell that unites the two main bodies of this 18th-century manor house, this emblematic idiophone, of high stature and bronze, perfectly symbolizes the regular and resounding beating of two temporal universes that tacitly echo each other, that of ancient times with its unequalled "cachet" and that of modern times with its unrivalled freshness and comfort.

In the same way, certain architectural details of this beautifully renovated manor house correspond to each other and give an aesthetic harmony.

In front of the main building, the gable of the bell tower, the well cap and the four trestle dormers on the facade are almost identical and create a visual balance that is most successful in the structural asymmetry of the whole. It is remarkable and unusual.

The well, which stands masterfully in the centre of the green square of a paved courtyard, is another centrepiece of the place. Built of skilfully cut stones, this work is splendid and unique. In particular, the imposing circular curbstone is superbly enhanced by two sturdy pulley supports supporting an angular cap, beautifully sculpted and moulded, itself surmounted...

## LOCAL TAXES

**Taxe foncière: 2076 EUR**

## NOTES