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## Magnificent Property With Gites And Horse Box in Brittany

**Saint-Martin-des-Prés , Côtes-d'Armor , Brittany**



# €488,800

inc. of agency fees

9 Beds   4 Baths   282.36 sqm   1.1 ha

Looking for a spot? This magnificent property is located at the end of a farm road, an idyllic setting with a...

### At a Glance

<b>Reference</b>	MFH-MJW02153	<b>Near to</b>	Saint-Martin-des-Prés	<b>Price</b>	€488,800
<b>Bed</b>	9	<b>Bath</b>	4	<b>Hab.Space</b>	282.36 sqm
<b>Land</b>	1.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Looking for a spot? This magnificent property is located at the end of a farm road, an idyllic setting with a gîte activity. On a beautiful plot of more than 1 HA, you will find a stone house of 150 m2, adjoining accommodation (T2), spacious gîte of 90 m2 (T5), shed, horse box, outbuilding with kitchen area. summer/gym room, old stable and relaxation area with a superb terrace/heated above-ground swimming pool.

The main house offers a large living room with log burner, office, bathroom and fitted kitchen with second shower room. Upstairs, a landing leads to 4 beautiful bedrooms and bathrooms. Adjacent an individual accommodation (heat pump) which offers a living space with open kitchen and WC; bedroom and bathroom upstairs. An independent gîte with 4 bedrooms, living room, fitted/equipped kitchen and two bathrooms. A real additional income knowing that this activity runs very well all year round. At the back you will find the completely fenced meadow, ideal place for animal lovers even in front there is the possibility of developing it according to your needs. Solar panels in the workshop, resale only. North of Lac De Guerlédan and its beaches, just 40 minutes' drive from Saint-Brieuc and the beautiful northern coast of Brittany. For more details, contact us

## Summary

Property type:	Countryside house
Bedrooms:	9
Bathrooms	4
Price	€488,800

## Key Information

Internal Area:	282.36 sqm
Land Area:	1.1 ha

## Location: Brittany



## Gallery









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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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