



SUPERB EQUESTRIAN PROPERTY WITH 29
HECTARES, HOUSE AND FULL FACILITIES –
KERGRIST-MOëLOU (22)

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PROPERTY FACT FILE	
REFERENCE	A40754NCL22
PRICE	€ 680,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (650 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	2
ACCOMMODATION	152 m²
LAND	290000 m²
TOWN	Kergrist-Moëlou
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Renovated 150 m² farmhouse
- South-facing panoramic views
- 29 ha of adjoining land
- 1000 m² of agricultural buildings
- Peaceful and private setting

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Set in an elevated position with stunning open views, this 29-hectare equestrian property in Kergist-Moëlou offers a peaceful lifestyle surrounded by nature.

The main house of 150 m², facing due south, combines comfort and character with a cathedral-style fitted kitchen, large living room with

DESCRIPTION

Main House – 150 m²

Ground floor:

Spacious fitted cathedral-style kitchen.

Office with mezzanine.

Shower room.

Large living room with monumental fireplace and wood-burning stove.

Bedroom.

Entrance hall and utility room.

First floor:

Small landing sitting room.

Bathroom with bath.

Two spacious bedrooms.

Second floor:

Two attic bedrooms.

The house is bright and south-facing, with open views across the property and surrounding countryside.

It offers a warm and welcoming atmosphere, ideal for year-round living.

Agricultural and Equestrian Buildings – approx. 1000 m²

The buildings are well laid out, practical, and adaptable for a range of equestrian or agricultural uses:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40754NCL22>

COMPLETE FILE AND PHOTO ON REQUEST

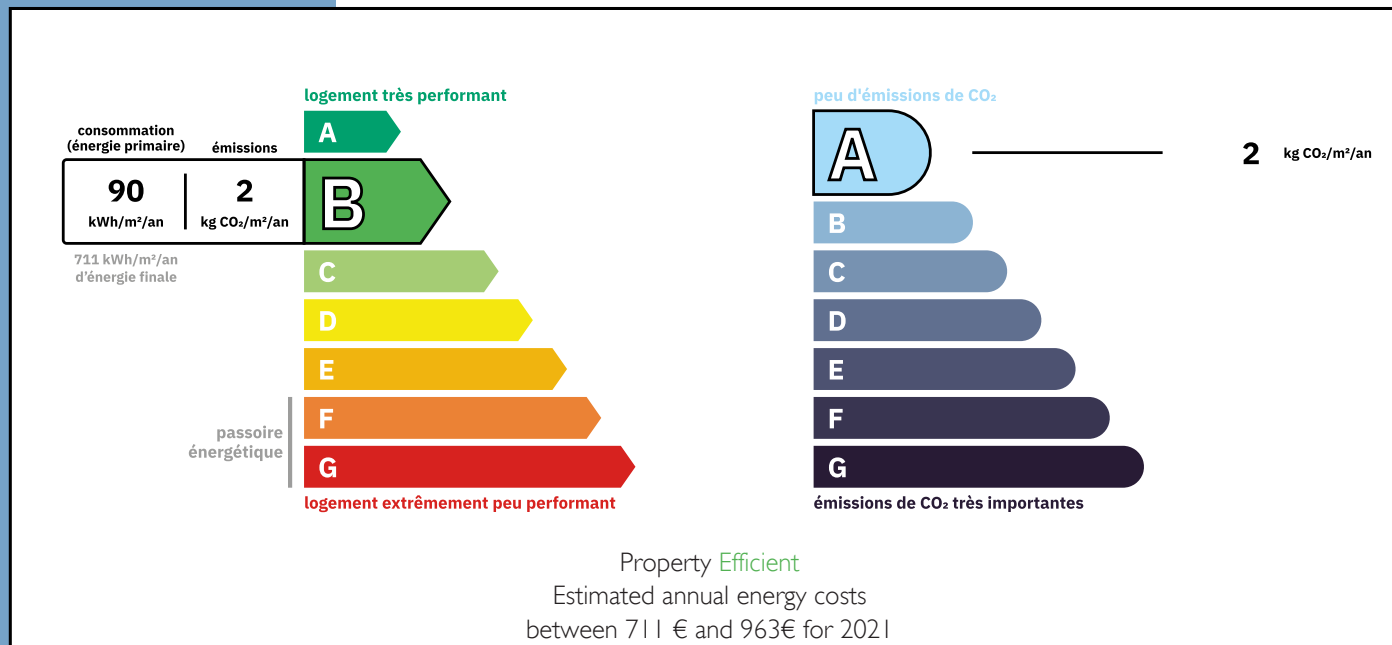


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ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A40754NCL22
FILE COMPLETE
AND PHOTOS
ON REQUEST

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