

[Click to view MFH-MJW02237](#)

## Magnificent Property With Gites And Horse Box in Brittany

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



**€468,000**

**inc. of agency fees**

**9 Beds   4 Baths   282.36 sqm   1.1 ha**

Absolute calm for this magnificent property which is located at the end of a farm track, an idyllic setting to...

### At a Glance

**Reference** MFH-MJW02237

**Bed** 9

**Land** 1.1 ha

**Near to** Saint-Martin-des-Prés

**Bath** 4

**Pool** No

**Price** €468,000

**Hab.Space** 282.36 sqm

**Land Tax** N/A

### Property Description

Absolute calm for this magnificent property which is located at the end of a farm track, an idyllic setting to relax with a gîte activity. Located on a beautiful plot of more than 1 HA, you will find a stone house of 150 m<sup>2</sup>, adjoining accommodation (T2), spacious gîte of 90 m<sup>2</sup> (T5), hangar, horse boxes, outbuilding with summer kitchen area/gym, old stable and relaxation area with a superb terrace/heated above-ground swimming pool. The main house offers a large living room with wood stove, office, bathroom and fitted kitchen with second shower room. Upstairs a landing which leads to 4 beautiful bedrooms and toilets. Adjacent is 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 source of additional income, given that this business thrives year-round. At the back, you'll find a fully fenced meadow, an ideal spot for animal lovers. Even in front, there are possibilities to adapt it to your needs. Solar panels on the workshop; resale only. North of Lake Guerlédan and its beaches, just a 40-minute drive from Saint-Brieuc and the beautiful northern coast of Brittany. For more details, contact us

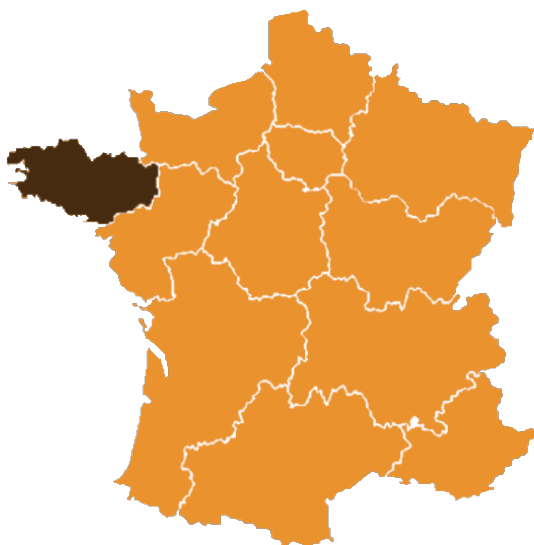
Summary

Property type:	Countryside house
Bedrooms:	9
Bathrooms	4
Price	€468,000

Key Information

Internal Area:	282.36 sqm
Land Area:	1.1 ha

Location: Brittany



## Gallery













As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## 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 cooling 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.

## Testimonials

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.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved