

[Click to view MFH-DBL164891-EL](#)

## Superb equestrian property for sale on 3 ha meadows Morbihan

Pluvigner , Morbihan , Brittany



**€499,000**

inc. of agency fees

3 Beds      195 sqm      0.6 ha

This superb property will delight lovers of wide open spaces and horse owners. Located on 3 hectares of park and meadows with horse boxes and lunging ring, this beautiful house of nearly 200 m<sup>2</sup> offers...

### At a Glance

Reference	MFH-DBL164891-EL	Near to	Pluvigner	Price	€499,000
Bed	3	Pool	No	Hab.Space	195 sqm
Land	0.6 ha			Land Tax	N/A

### Property Description

This superb property will delight lovers of wide open spaces and horse owners.

Located on 3 hectares of park and meadows with horse boxes and lunging ring, this beautiful house of nearly 200 m<sup>2</sup> offers an undeniable quality of life.

Its many outbuildings and its peaceful environment will lend themselves to many life projects.

#### Description:

The property is completely fenced and the horse pastures separated from the landscaped park by wooden barriers.

Two boxes are located on the 2.5 hectares dedicated to horses, as well as a hangar, a storage space and a lunging ring. Several other wooden outbuildings can accommodate various animals.

The house, of good construction and perfectly maintained, is composed of a central entrance which leads to the different rooms on the ground floor.

Two living spaces make up the beautiful living room: a living room with fireplace and a dining room. The independent kitchen fitted with a comfortable surface is completed by a scullery and a laundry room. A bedroom, with a bathroom with shower and a toilet offers a sleeping area on one level.

The floor is composed of two large bedrooms equipped with large closets, a mezzanine with a view of the park and a large bathroom. A currently independent office could easily be connected to provide a third bedroom on this level.

A large shed can accommodate a boat or motorhome, and a double garage several vehicles. This double garage is equipped with a full basement, divided into two rooms, one of which has a water borehole allowing the park to be watered.

A workshop allows it to house garden equipment.

All exteriors are perfectly maintained and dotted with flower beds and plants and a paved driveway provides access to the house from the property's entrance gate.

#### Surrounding area:

Ideally located, the property is 9 min from the town of Pluvigner, 25 min from the town of Auray, 30 min from Vannes and Lorient. The beaches are 35 min. of which 2.89 % fees incl. VAT at the buyer's expense.

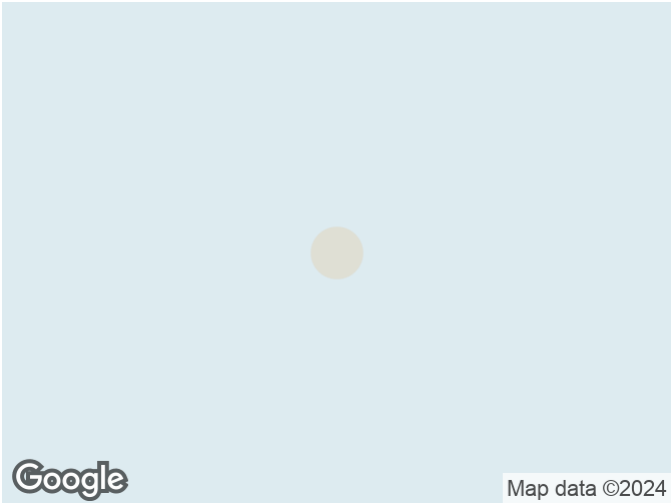
Summary

Property type: House  
Bedrooms: 3  
Price €499,000

Key Information

Year Built: 1986  
Internal Area: 195 sqm  
Land Area: 0.6 ha  
Property Features:  
• Orientation: sud  
Has a Garden Yes

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**.

To see more great properties like this one, visit our daily updated website at **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 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.

## 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**

great service  
fast transfers

send money abroad 24/7

excellent rates

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 ©2004-2024 my-french-house.com All Rights Reserved