

## Gironde: Farm property with equestrian facilities

Set in beautiful surroundings, we are pleased to present this charming property, comprising a lovely house of 120 m<sup>2</sup> in very good condition, with 5 bedrooms. .

Land area: approximately 16 hectares

Farm buildings: a 200 m<sup>2</sup> shed and a cattle shed of approximately 550 m<sup>2</sup>.

This property offers great potential for setting up an equestrian business, such as a stables and/or horse breeding operation.

Water sources in some pastureland.

Location: La Réole / Marmande area

Information and photos are for illustrative purposes only.

"Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

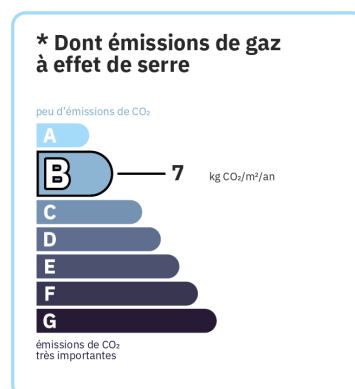
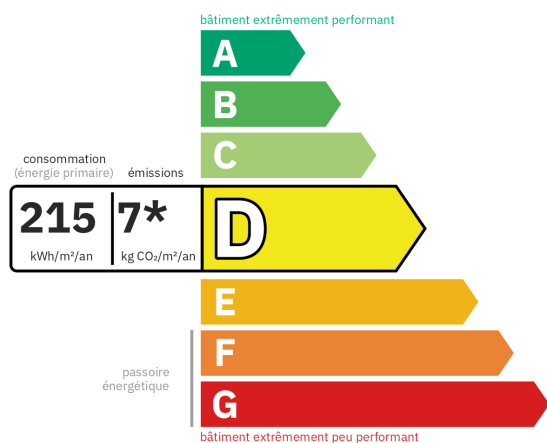
In accordance with Article L. 561-5 of the Monetary and Financial Code, you will be asked to provide a copy of your identity document and proof of address before any visit.

This property advertisement has been drawn up under the editorial responsibility of Mr José BERENHOLE, a commercial agent and authorised estate agent registered with the Special Register of Commercial Agents (RSAC) of the Bordeaux Commercial Court under number 421161127

Contact José BERENHOLE: 06 09 51 55 92

### Overview

|                                      |            |
|--------------------------------------|------------|
| Property ID                          | VM363      |
| Property Price                       | 331 800 €  |
| Size                                 | 118.00     |
| Net selling price                    | €316,000   |
| Fees payable by                      | ACQUIRER   |
| Fees (incl. VAT)                     | €15,800    |
| ECD                                  | D (215)    |
| GHG                                  | B (7)      |
| Date of completion of the ECD        | 22/11/2022 |
| ECD version                          | 2021       |
| Estimated costs min                  | €1,460     |
| Estimated maximum costs              | €2,010     |
| Reference year for calculating costs | 2021       |



## Photos



## Contact

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