

Equestrian property

A rare find on the market: Bordeaux region. A charming equestrian property situated near Langon (around 20 minutes' drive). The property comprises a charming house and equestrian facilities set within grounds of approximately 4 hectares

Main house:

Ground floor: a bright living room with a kitchen area and access to a terrace, two bedrooms and two shower rooms, and a walk-in wardrobe. A separate section comprising three bedrooms, a kitchen and a shower room.

Equestrian facilities: Stables with 16 stalls, a tack room, a clubhouse, a 40m by 20m indoor riding arena, a lunging ring and several paddocks

Land area: approximately 4 hectares, comprising the main property. A further 5 hectares are currently leased but may be sold subject to the relevant terms and conditions.

This property is suitable for a range of equestrian activities, whether for private or professional use

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.

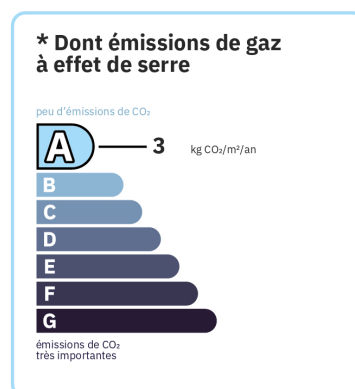
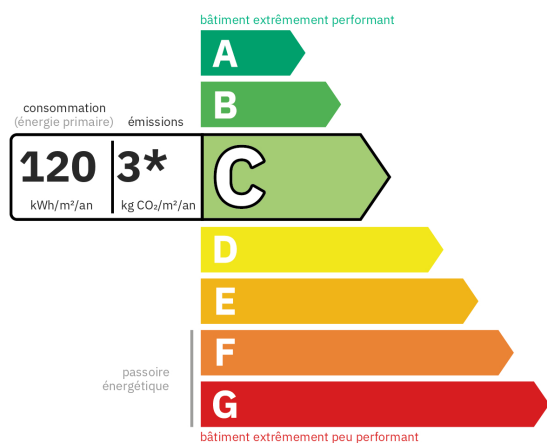
In accordance with Article L. 561-5 of the Monetary and Financial Code, you will be asked to provide a copy of your identity document and proof of address before any visit.

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

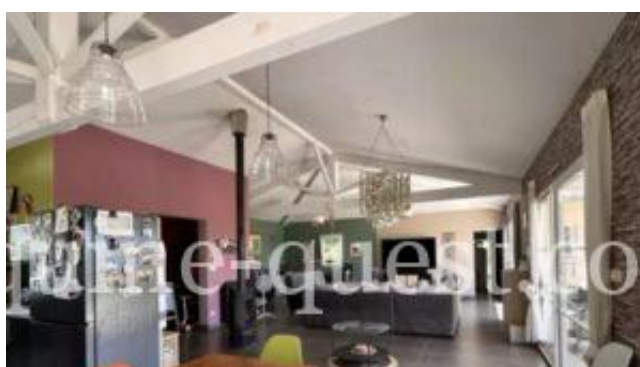
Contact José BERENHOLE: 06 09 51 55 92

Overview

Property ID	VM368
Property Price	682 000 €
Size	226.00
Land Area Size	03 ha 60 a ha
Bedrooms	5
Net selling price	€650,000
Fees payable by	ACQUIRER
Fees (incl. VAT)	€32,000
ECD	C (120)
GHG	A (3)
Date of completion of the ECD	02/04/2025
ECD version	2021
Estimated costs min	€1,490
Estimated maximum costs	€2,070



Photos





Contact

Jean-François COURSAN

Phone Number : 00 33 (0)6 74 57 78 66

Email : jfcoursan@equine-quest.com