

Normandie Pays d'Auge : Propriété équestre 25 hectares

Normandy: This is a peaceful spot where horses can thrive, with some beautiful, contiguous pastureland. It is suitable for both private and commercial use (breeding, sport horses, etc.).

Description: A lovely private entrance with a gate and a porch made of tiles and brickwork. .

Accommodation: Main half-timbered house of 170 m² with spacious, light-filled rooms, double-glazed external windows and doors, and gas central heating. Ground floor: large living room with fireplace (insert), large dining room with wood-burning stove, fitted and equipped kitchen, utility room with access to the outside. Wall-mounted condensing boiler (gas), separate toilet.

First floor: landing leading to three bedrooms. .

A self-contained flat measuring 50 m²: on the ground floor: a kitchenette, a shower room and a living room. Upstairs: two lovely bedrooms and a small sitting room.

Equestrian facilities: A 140 m² barn: 6 indoor stalls, a treatment room. A tack room with a first-aid kit, a sink with hot and cold water, and a separate toilet.

A 140 m² solid-built barn, renovated in 2018. Six indoor stalls along the front, fitted with floor mats and automatic waterers. An adjoining living area for use as an office and/or staff room, comprising two rooms, two shower rooms, a toilet and a fitted kitchen.

A 340 m² storage shed, including a two-room seed store. .

A 2,100 m² fibre-surfaced track with an obstacle course

Four large foaling pens with floor mats

25 hectares of pastureland with shelters, enclosed by fences.

It is a well-designed stud farm with a good amount of land. It is particularly appealing because of its versatility, making it suitable for a wide range of equestrian projects. WELL WORTH A VISIT!

"Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

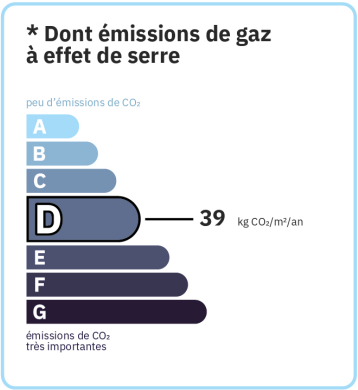
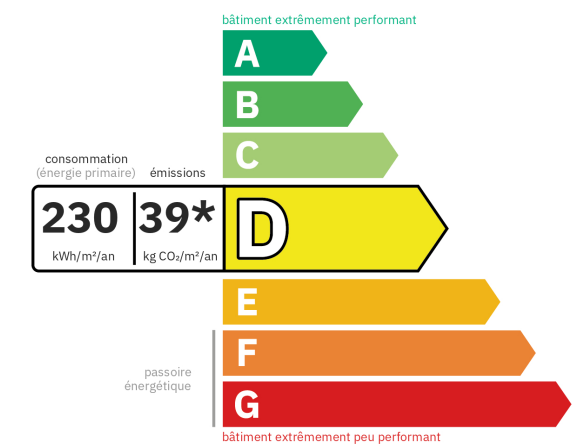
In accordance with Article L. 561-5 of the Monetary and Financial Code, you will be asked to provide a copy of your identity document and proof of address before any visit.

Overview

Property ID	VM369
Property Price	1 575 000 €
Size	170.00
Land Area Size	25 ha ha
Net selling price	€1,500,000
Fees payable by	ACQUIRER
Fees (incl. VAT)	€75,000
ECD	D (230)
GHG	D (39)
Date of completion of the ECD	12/06/2025
ECD version	2021
Estimated costs min	€3,960

Estimated maximum costs

€5,430



Photos







Contact

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