

Normandie -Propriété équestre - Haras

Rare: Normandy: Versatile equestrian estate

Location: 20 minutes from Honfleur, 25 minutes from Deauville.

Proximity to motorway links

A single block of land covering 35 hectares

Main house (140m²) comprising a large room (living room with a pellet stove and open-plan kitchen), utility room, 3 bedrooms upstairs, and a bathroom. .

Two properties located in the equestrian area

A flat of approximately 80m² comprising a kitchen, living room, bathroom and two bedrooms

A property of approximately 65m² comprising a living room and two bedrooms.

Equestrian centre:

Stables: 24 stalls

A building comprising office space, toilets, access to accommodation, indoor changing cubicles, a treatment room, a shower and a solarium.

Two external stables

6-horse walker, lunging ring

Storage building (15m by 25m) with a section used as a manure store

Land area: approximately 35 hectares in a single block, comprising:

An 8mm oval track

Two straight lines (sand and grass)

35 paddocks with shelters and numerous paths for getting around the estate

Pastures partly enclosed by wooden fences and partly by 'Top Line Horse' wire fencing'

Comments: A property suitable for a wide range of equestrian projects (training, sport horses, breeding, and others)

The stud farm's location is a major asset, offering quick access to major motorways (Rouen, Paris, Le Havre)

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

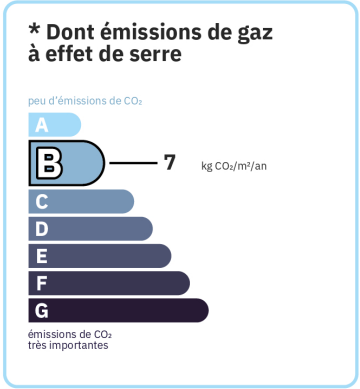
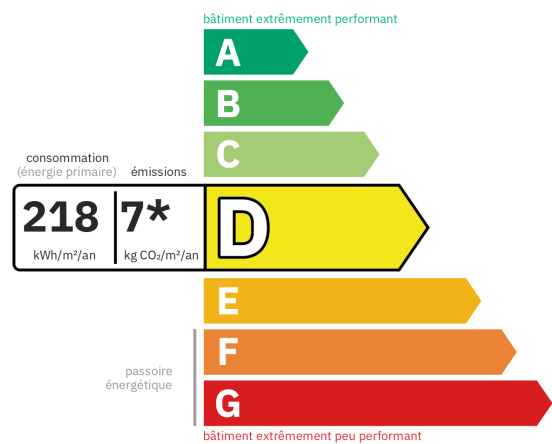
In accordance with Article L. 561-5 of the Monetary and Financial Code, you will be asked to provide a copy of your identity document and proof of address before any visit.

Overview

Property ID	VM370
Property Price	2 200 000 €
Size	140.00
Net selling price	€2,100,000
Fees payable by	ACQUIRER
Fees (incl. VAT)	€100,000
ECD	D (218)
GHG	B (7)
Date of completion of the ECD	07/07/2024

ECD version
Estimated costs min
Estimated maximum costs

2021
€2,346
€3,174



Photos





Contact

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