

Nouvelle Aquitaine - Propriété équestre de qualité

Nouvelle-Aquitaine: A stunning equestrian estate situated less than an hour from Bordeaux. It is the ideal location for developing your equestrian project (whether professional or private) and your accommodation business (holiday cottages).

A large farmhouse of 470m² comprising 3 residential units:.

- First part: 100m² (fully renovated) on one level: large living room with kitchen, 1 bedroom, 1 shower room.
- Second part: 230 m²: living room, large dining room, kitchen, 2 bedrooms, upstairs bathroom.
- Part Three: 140 m²: large living room, 2 bedrooms, 1 shower room.

Additional information:

Heat pumps and reversible air conditioning.

Oil-fired central heating

Presence of two wells

A barn and a former tobacco drying shed (potential for conversion)

A swimming pool with a pool house

The property also includes several farm and equestrian buildings

Equestrian section:

- 16 stalls
- 1 court, 70m by 45m, made of fibre-reinforced sand with an automatic sprinkler system.
- 1 quarry measuring 20m by 45m
- 1 riding arena measuring 70m by 30m, made of Fontainebleau sand and fitted with an automatic sprinkler system
- 1 lunge line

Agricultural section:

Two farm buildings with recently installed solar panels covering 1,800 m² and 2,900 m² respectively

Mobile home – car park. .

Land area: approximately 27 hectares, comprising several paddocks and several enclosed, tree-lined meadows. Walking trails accessible from the property

Private lake (approx. 5,000 m²)

This high-quality equestrian property is a rare find on the market!

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.

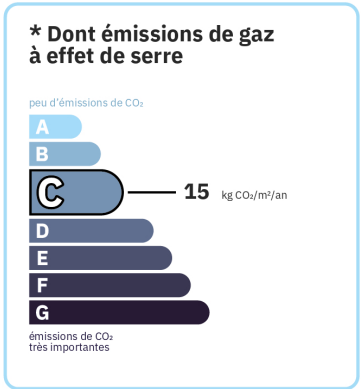
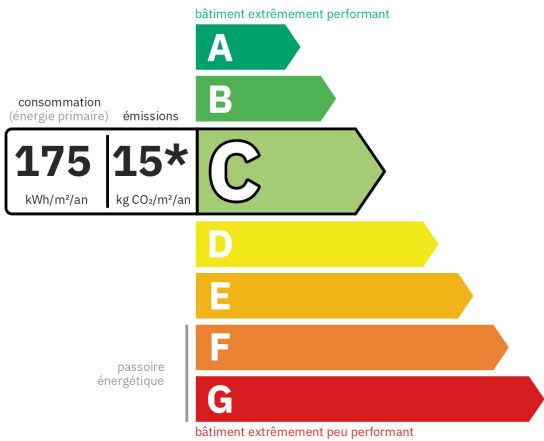
In accordance with Article L. 561-5 of the Monetary and Financial Code, you will be asked to provide a copy of your identity document and proof of address before any visit.

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	VM372
Property Price	785 000 €
Size	296.00
Net selling price	€750,000
Fees payable by	ACQUIRER
Fees (incl. VAT)	€35,000
ECD	C (175)
GHG	C (15)
Date of completion of the ECD	14/07/2024
ECD version	2021
Estimated costs min	€4,420
Estimated maximum costs	€6,030
Reference year for calculating costs	2023
Final energy consumption	0.00



Photos







Contact

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