

NOrmandy - Saint Lo area - Equestrian property

Exclusivity: Saint Lo region

Rare: Modern equestrian property, recently built (10 years)

Large main house:

Ground floor: entrance hall, toilets, many cupboards

On the right: a set comprising a bedroom, a bathroom and shower, cupboards,

On the left: a set comprising a bedroom and a bathroom,

Large room with sliding doors, including a living room and a dining room and fireplace,

Kitchen with a very bright dining area, a utility room, a laundry room (with a second access from the outside)

A garage with access to the attic (storage)

Floor: beautiful wooden staircase:

4 bedrooms, a room for office use, toilets, a shower room, a playroom type room (billiards).

Additional elements:

Underfloor heating by geothermal energy,

Pit all waters,

Double glazing frames

Electric entrance gate and exterior lighting,

Entrance path with asphalt on the ground

Large terrace facing south,

Beautiful very bright volumes,

Well water (drilling).

Equestrian part:

Wooden barns with 20 stables and a preparation room,

Horse walker for 6 horses,

Outdoor arena : sand : dimensions: 70m by 30m

Land area:

9 hectares approximately including 4 hectares for rent with natural hedges and large trees.

Possibility of purchasing a single piece of 28 hectares. (6,920 euros / hectare including 6,500 euros net seller per hectare and 420 euros including agency fees per hectare in addition to the buyer)

Sale price: 852,000 euros HAI (vat extra) of which:

800,000 euros net seller and,

52,000 euros including VAT corresponding to the Agency Fees in addition, payable by the purchaser.

DPE and GES in progress.

Non-contractual document

Overview

Property ID
Property Price
Land Area Size

2973
852 000€
9 ha

Photos







Contact

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