

Normandy - Sanit Lo area - Standing property

Exclusivity: Saint Lo region

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

Large main house:

Ground floor: entrance hall, toilets, numerous 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 with 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 space)

Floor: beautiful wooden staircase:

4 bedrooms, a room used as an office, toilets, a shower room, a playroom type room (billiards).

Additional elements:

Underfloor heating by geothermal energy,

All water pit,

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 boxes and a preparation room,

Horse walker,

sand outdoor arena: dimensions: 70m by 30m

Enclosed a ring for longing

Land area:

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

Selling price: 852,000 euros HAI incl.VAT (plus VAT) including:

Net seller selling price: 800,000 euros and,

Agency fees in addition, payable by the purchaser, 52,000 euros including tax.

DPE and GES in progress.

Non-contractual document

In addition: 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 VAT of agency fee per hectare in addition to the charge of the purchaser)

Overview

Property ID	VM268
Property Price	852 000 €
Size	300
Land Area Size	09 ha ha

Bedrooms	6
Bathrooms	2
Prix net vendeur	800 000 €
Honoraires à la charge de	ACQUEREUR
Honoraires (TTC)	52 000 €

Photos





Contact

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