

## Cotentin area - equestrian property

Cotentin area- Equestrian property

Character property including a stone manor house and its outbuildings, stables, land area of 33.5 hectares,

Possibility of acquiring 13.5 additional hectares !!!

Main house: approximately 230m<sup>2</sup>

Stone manor with slate roof

Ground floor: entrance hall with tiled floor, living room with monumental fireplace, kitchen with fireplace, office room, living room with fireplace, small wine cellar.

Floor: A bedroom with dressing room, a bedroom with toilet and sink, bathroom, dressing room, two other bedrooms

Further information :

Oil central heating,

DPE category 342 F

GHG category 85 G

Recently renovated gîte:

Ground floor: Entrance hall, large living room with modern kitchen, bathroom

Floor: Landing room, two bedrooms

Further information :

Double glazing frames,

individual septic tank

DPE category 195 D

GHG category 6 B

Other buildings:

Stone and mass building

Stone building used for storage and stable with a stall and wooden awning on the back

Stable with removable boxes

Total of 14 boxes on this property

Land area:

outdoor arena, paddocks of different sizes with water points

Available surface area ranging from 3.5 hectares to 16 hectares depending on the needs of the new buyer.

Price displayed with a land area of 33.5 hectares.

Non-contractual document

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### Overview

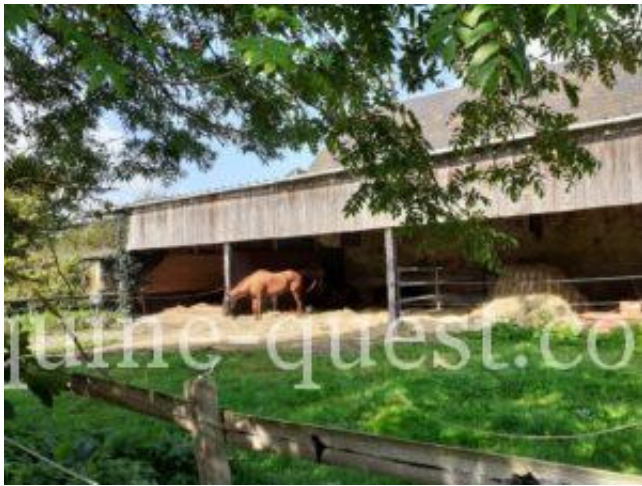
|                           |           |
|---------------------------|-----------|
| Property ID               | VM316     |
| Property Price            | 639 000 € |
| Size                      | 230       |
| Prix net vendeur          | 600 000 € |
| Honoraires à la charge de | ACQUEREUR |
| Honoraires (TTC)          | 39 000 €  |

DPE  
GES

F (342)  
G (85)

## Photos







## Contact

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