

## Equestrian property

Rare: Superb equestrian complex, ideally positioned, suitable for private and/or professional use  
19th century stone house, in the middle of an enclosed garden Surface area approximately 230m<sup>2</sup>

### Ground floor

Entrance hall, a bright living room with a beautiful dining area, fitted kitchen with an island and a fireplace, a back kitchen, a boiler room

Living room, floor tiles, fireplace

### First floor :

a master suite with dressing room, bathroom.

two other bedrooms with direct access to a shower room

an office and toilets

### Second floor:

Two large bedrooms

### Further information

Wooden frames with double glazing

Micro-station type sanitation system with spreading

Oil fired central heating system

### Other buildings

A- Beautiful renovated stone outbuilding with a recent roof and comprising

Courtyard side of the house: a stable with 5 boxes, a treatment room with a hot and cold water shower, a tack room, a workshop, toilets

### Upstairs

Three 50 m<sup>2</sup> apartments, an office space

At the back of the courtyard, a stable with 12 boxes

A 240 m<sup>2</sup> storage building

Presence of a ruin to be restored into a dwelling of approximately 80 m<sup>2</sup>

B-Independent stable, located near the house

A barn of 14 boxes with removable partitions, tack room, preparation stalls

A drained quarry of 70x30 in Fontainebleau sand with lighting and watering

It has paddocks and an independent seed shop

C- main installation:

Luminous arena, accessible directly from the stables, fiber sand floor, 25x25 lighting.

Two adjoining barns with 38 boxes, saddle rooms, preparation stalls and showers.

Sand quarry Toubin Clément 65x95

Budding career 100x80

automatic walker

round pen

round of havrincourt

Several enclosed paddocks  
Water retention basin for surface watering services  
Parking area for vehicles  
Land area of ??5 hectares  
non contractual file.

## Overview

|                           |                     |
|---------------------------|---------------------|
| Property ID               | VM318               |
| Property Price            | 1 849 000 €         |
| Size                      | 230                 |
| Land Area Size            | 05 ha 29 a 43 ca ha |
| Bedrooms                  | 5                   |
| Bathrooms                 | 2                   |
| Prix net vendeur          | 1 761 000 €         |
| Honoraires à la charge de | ACQUEREUR           |
| Honoraires (TTC)          | 88 000 €            |

## Photos













## Contact

Christelle LECHAT

Phone Number : 00 33 (0)6 67 51 56 97

Email : [clechat@equine-quest.com](mailto:clechat@equine-quest.com)