



## €590000 - Beautiful Equestrian Property with 18 Hectares of land and a lake



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 590,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Chauvigny
Δημοσιεύθηκε:	27/04/2024

### Περιγραφή:

Beautiful equestrian property with no close neighbours, comes with a lake and almost 18 hectares of adjoining land. Rural and peaceful setting, but close to Chauvigny and 30 minutes from the centre of Poitiers. The property comprises of a stone house and fine equestrian facilities, including a Fontainebleau sand manege, stables, paddocks, indoor school, workshop and storage buildings.

### Ground floor

- Living room (48.05m<sup>2</sup>): stone floor, fireplace with open hearth, French window
- Fitted and equipped kitchen (16.32m<sup>2</sup>): tiled floor, bay window
- Utility room (6.50m<sup>2</sup>): tiled floor, electric boiler, water heater (2024)
- Utility room (2,80m<sup>2</sup>): tiled floor, washing machine connection



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- Study / Bedroom (10,29m<sup>2</sup>): two wardrobes
  - Bedroom (16,39m<sup>2</sup>): parquet flooring, French window with access to terrace
  - Bedroom (15,14m<sup>2</sup>): stone floor
  - Bathroom (4,63m<sup>2</sup>): stone floor, bath, washbasin
  - WC (1,25m<sup>2</sup>): stone floor
  - Corridor (11,62m<sup>2</sup>): stone floor, skylight

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## 1st floor

- Landing / Study (13,08m<sup>2</sup>): parquet flooring, large cupboard
- Bedroom (12,18m<sup>2</sup>): parquet flooring
- Bedroom (12,10m<sup>2</sup>): parquet flooring, wardrobe
- Bedroom (13,76m<sup>2</sup>): parquet flooring
- Shower room (3,84m<sup>2</sup>): WC, walk-in shower, washbasin

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## Outdoor

- Lake of almost one hectare
- A water borehole
- Fontainebleau sand school (60 x 20 m) with automatic watering system
- Fitted barn (1000 m<sup>2</sup>) including 5 boxes of (5 x 4 m) and 1 box of (5 x 6 m), tack room, technical room with sink, grooming area and a riding arena of 13 x 42 m (100m<sup>2</sup>) in Fontainebleau sand.
- 2 boxes of 5 x 4 m in an open stall (270 m<sup>2</sup>) with free access to the paddock (216 m<sup>2</sup>).
- Workshop (100 m<sup>2</sup>)
- Storage barn in two parts (80 m<sup>2</sup>) and (150 m<sup>2</sup>)



- Store room (27 m2)
- Small storing sheds
- Courtyard
- Paddocks (electric fencing)

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	188 τ.μ
Μέγεθος αυλής:	177.84 τ.μ

## Room details

Total rooms:	7
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## Building details

Αριθμός ορόφων:	1
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.693.293

