



Equestrian Property by the Coast in 18 Hectares

اطلاعات مشاور املاک

David Evans	نام:
Cle France Ltd	نام شرکت:
United Kingdom	کشور:
	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
+44 (1440) 820-358	تلفن ثابت:
English, French	Languages:
https://clefrance.co.uk	وب سایت:



توضیحات آگهی

آگهی برای: فروش
قیمت: USD 1,365,922.64

اطلاعات مکانی

کشور: France
کد پستی: 14390
تاریخ آگهی: 2024/02/19
توضیحات:

Splendid 18-hectare equestrian training stud farm in the heart of the Pays d'Auge. Discover this exceptional equestrian estate, located 20 minutes from Cabourg and 30 minutes from Deauville, in an area renowned for its elite stud farm. 18 hectare enclosed land: Offering an idyllic setting for the training and development of horses, with green meadows and beautiful facilities.

Two Residential Houses:

MAIN HOUSE:

Main Half-timbered House (approximately 170m2): Facing south, it consists:

- Ground floor: of a kitchen, Large bright living room decorated with a stone fireplace and a bay window overlooking the magnificent pond on the estate. There is also a bathroom, and a large room for family dining.
- Upstairs: a corridor leads to a laundry room, two bedrooms and a master suite with bedroom, dressing room and bathroom. (bath & shower).

SECOND HOUSE:



Secondary half-timbered house (approximately 80m²): With a rustic charm, it offers:

- Ground floor: a dining room with fireplace opening onto a conservatory, a living room with large French window, a kitchen with access to the private garden, a utility room, a toilet and a bathroom.

- Upstairs: a landing leads to two bedrooms.

Equestrian Facilities:

19 Box Stables: Perfectly equipped to accommodate horses in the best conditions, with a courtyard including 8 boxes, a saddle room, a seed room, as well as a room and two additional boxes on the other side of the building.

Two preparation areas with shower and two boxes are also available, as well as a courtyard with 7 boxes and a small shed for equipment and fodder. Above the boxes, two offices, one of which is spacious for welcoming customers, equipped with a water point and a WC.

Agricultural Buildings: The complex includes a magnificent building, formerly a riding arena of more than 150m², with a technical room that can be transformed into a possible reception space.

Training Area: For horse work, take advantage of a beautiful sand ring of 800m and more than 5m wide, with a straight line of 700m.

This exceptional equestrian property represents a unique opportunity for horse riding enthusiasts and professionals in the equestrian world.

Don't miss the opportunity to acquire this prestigious stud farm in one of the most sought-after regions of France.

The department of Calvados is possibly the most famous of the three departments in Lower Normandy, the other two being Manche and Orne. The inhabitants are called the Calvadosiens and it is located in the north east of the region.

Calvados gathers many different cultural and geographical areas in one spot, there are 4 main areas: in the west of the department we find the Bessin area, mainly around Bayeux; in the south west there is the "Swiss Normande" area, a hilly land with rivers; in the centre of the department we find Caen with flat agricultural land; the Auge area stands out in the east of the department as the typical Normandy image with its half-timbered houses.

Calvados appeals to most for its many beautiful landscapes and beaches including the WWII landing beaches.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.



IMLIX

بازار املاک و مستغلات IMLIX
<https://www.imlix.com/fa/>

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

اطلاعات عمومی

5 اتاق خواب:
3 اتاق خواب:
180000 زیر بنا:

Utility details

Heating:
بله

Lease terms

Date Available:

Contact information

IX5.494.572

IMLIX ID:

