



Equestrian Property with Facilities by the Coast



Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Weboldal:	https://clefrance.co.uk

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,203,371.46

Elhelyezkedés

Ország:	France
Irányítószám:	50530
Feladta:	2025. 08. 15.

Leírás:

Rare for sale, equestrian estate on 11 hectares with sea view and view of Mont St Michel, only 3 km from the beach, with sand track of approximately 540 m, round pen, 22 boxes, 14 paddocks including 9 with shelters, 3 pastures including 2 with shelters, all fenced with water.

This stud farm is composed as follows: Living area (agricultural building for mixed use) composed of:

A dwelling house built in 2022 on crawl space comprising: on the ground floor, entrance opening onto a pantry laundry room, corridor leading to a fitted and equipped kitchen opening onto a living/dining room with Godin wood stove, a suite with private shower room, WC with washbasin.

Upstairs: mezzanine with office space and spare bedroom, two bedrooms and bathroom, WC.

Adjoining the house with direct access, a foaling stable with 4 boxes (automatic feeders and drinking troughs), central corridor, storage space.

Farm area: Barn: insulated building with double ceiling including: 5 m wide central corridor with bitumen, 12 boxes (3.25m x 3.5 m) with automatic drinker and feeder, preparation room, shower, forge, insulated tack room, corner with sink (hot water), then open building with storage platform.



Building comprising a seed store, a technical room, a laundry, a storage room, 6 boxes (4 of 3.5 x 4 m and 2 of 3.5 x 3.5 m) with automatic watering and feeding trough, a fodder storage area on beaten earth and tractor garage, garage for truck and van, independent workshop, gynecological examination room, technical room for professional use with on the ground floor a passage room for the lad, WC & shower with sink.

Upstairs: a break room and kitchenette, office.

Storage tunnel (20 x 10 m) on stabilised and stone ground.

Lunging ring of 11 m in diameter.

Training track on sand of approximately 540 m.

Paddocks and grassland.

Garden, vegetable garden and orchard.

Land.

Set on 11 adjoining hectares, fenced with water, including: 14 paddocks, 9 of which have shelters, 3 pastures, 2 of which have shelters.

To visit this property or obtain more information, contact us today.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ille-et-Vilaine. The English Channel in the west, north and north-west coastlines makes getting here to its many ports very easy from the UK. There is also an airport in Caen and many others are easily accessible in the surrounding regions such as Rennes airport.

History is all over the department through its museums and heritage, discovering the local traditions and culture as well as Chateaux, religious monuments, water mills, maritime sites and gardens is easy to do. The biggest 'must-do' is a visit to Mont Saint Michel.

Tourism plays a major role in the economy of the department which is fine because there is so much to see and do.

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Gyakori

Hálósobák:	3
Fürdőszobák:	2
Telekméret:	110000 nm

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.431.465

