



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



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 641,587.16

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Chauvigny
Pubblicato:	27/04/2024

Descrizione:

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 (48.05m2): stone floor, fireplace with open hearth, French window
- Fitted and equipped kitchen (16.32m2): tiled floor, bay window
- Utility room (6.50m2): tiled floor, electric boiler, water heater (2024)
- Utility room (2,80m2): tiled floor, washing machine connection



- Study / Bedroom (10,29m²): two wardrobes
- Bedroom (16,39m²): parquet flooring, French window with access to terrace
- Bedroom (15,14m²): stone floor
- Bathroom (4,63m²): stone floor, bath, washbasin
- WC (1,25m²): stone floor
- Corridor (11,62m²): stone floor, skylight

1st floor

- Landing / Study (13,08m²): parquet flooring, large cupboard
- Bedroom (12,18m²): parquet flooring
- Bedroom (12,10m²): parquet flooring, wardrobe
- Bedroom (13,76m²): parquet flooring
- Shower room (3,84m²): WC, walk-in shower, washbasin

Outdoor

- Lake of almost one hectare
- A water borehole
- Fontainebleau sand school (60 x 20 m) with automatic watering system
- Fitted barn (1000 m²) 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 (100m²) in Fontainebleau sand.
- 2 boxes of 5 x 4 m in an open stall (270 m²) with free access to the paddock (216 m²).
- Workshop (100 m²)
- Storage barn in two parts (80 m²) and (150 m²)



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

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Comune

Camere da letto:	5
Bagni:	2
Finito piedi quadrati:	188 mq
Dimensione del lotto:	177.84 mq

Room details

Total rooms:	7
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Building details

Numero di piani:	1
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Lease terms

Date Available:

Contact information

IMLIX ID: IX5.693.293

