



€557800 - 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:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 557,800

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Chauvigny
Δημοσιεύθηκε:	19/11/2024

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 (48.05m²): 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

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: IX6.399.300

