



€557800 - Beautiful Equestrian Property with 18 Hectares of land and a lake



Info Agente

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| Nombre: | Christophe GUAY |
| Nombre empresa: | Agence TIC Ruffec |
| País: | Francia |
| Experiencia since: | 1985 |
| Tipo de servicio: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Teléfono: | +33 (545) 710-046 |
| Languages: | French |
| Sitio web: | https://tic-ruffec.com |

Detalles del anuncio

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| Propiedad para: | Venta |
| Precio: | EUR 557,800 |

Ubicación

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| País: | Francia |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad: | Chauvigny |
| Publicado: | 19/11/2024 |

Descripción:

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

Común

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| Dormitorios: | 5 |
| Baños: | 2 |
| Pies cuadrados terminados: | 188 m2 |
| Tamaño del lote: | 177.84 m2 |

Room details

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| Total rooms: | 7 |
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Building details

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| Número de plantas: | 1 |
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Lease terms

Date Available:

Contact information

IMLIX ID: IX6.399.300

