



## Equestrian Property with Facilities in 10 Hectares



### Agent Info

Name:	David Evans
Company Name:	Cle France Ltd
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Listing details

Property for:	Sale
Price:	USD 682,364.58

### Location

Country:	France
ZIP code:	61310
Posted:	Jul 22, 2024

#### Description:

Stable on 10 hectares, riding school, track, 14 boxes Located 10 minutes from Haras du Pin and 170 km from Paris This 10 hectare equestrian property includes a stable with 14 very large foaling boxes equipped with automatic waterers. Above part of the boxes, there is a tack room as well as a space that could become an apartment or a clubhouse. There is also the possibility of creating another apartment above the other boxes.

Equestrian facilities include an 18 meter diameter covered lunging ring and a 600 metre sand track. The property also has a fodder shed, a large shelter, a manure, and 12 large paddocks.

The comfortable and bright dwelling house offers 3 bedrooms, including a master suite on the ground floor. It also includes a living room with fireplace, a large office, a cellar, a garage, and a boiler room equipped with a hybrid boiler with heat pump changed in 2022.

Upstairs, two large rooms, one of which with kitchenette and bathroom, can be completely independent for employee use or Airbnb (independent exterior door).

The house is surrounded by a terrace, a garden, a vegetable garden, a pond, and a 7,000 m2 plot of wood a little further on. An independent stone farmhouse, of approximately 90 m2 on the ground with viabilities at the edge, is located 400 meters from the main site and is accessible by an independent path.



The entire property offers a peaceful setting without overlooking, perfect for leisure, shopping, or breeding.

The department of Orne, in Lower Normandy is bordered by the other two departments in the region, Manche and Calvados . It is located in the south of the region bordering with Mayenne, Sarthe, Eure et Loir and Eure. It is the only Normandy department without a coastline.

Orne's history was built through war, destruction and chaos but also through prosperity so don't worry it is a calm and peaceful place to live and visit now! It has rolling countryside, open meadows and boasts some of the best weekly markets in France.

Nowadays you can still see vestiges from all the troubled periods, as well as modern architecture that followed WWII. Nice property in the area is easy to find and reasonably priced.

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.

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](http://www.clefrance.co.uk)

Condition: Good

### Common

Bedrooms: 3  
Bathrooms: 2  
Lot Size: 102000 sq m

### Utility details

Heating: Yes



**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX5.930.074

