



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



### Agent Info

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Country:	France
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Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	EUR 557,800

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Chauvigny
Posted:	Nov 19, 2024

### Description:

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 (48.05m<sup>2</sup>): stone floor, fireplace with open hearth, French window
- Fitted and equipped kitchen (16.32m<sup>2</sup>): tiled floor, bay window
- Utility room (6.50m<sup>2</sup>): tiled floor, electric boiler, water heater (2024)
- Utility room (2,80m<sup>2</sup>): tiled floor, washing machine connection
- Study / Bedroom (10,29m<sup>2</sup>): two wardrobes



-Bedroom (16,39m<sup>2</sup>): parquet flooring, French window with access to terrace

-Bedroom (15,14m<sup>2</sup>): stone floor

-Bathroom (4,63m<sup>2</sup>): stone floor, bath, washbasin

-WC (1,25m<sup>2</sup>): stone floor

-Corridor (11,62m<sup>2</sup>): stone floor, skylight

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1st floor

-Landing / Study (13,08m<sup>2</sup>): parquet flooring, large cupboard

-Bedroom (12,18m<sup>2</sup>): parquet flooring

-Bedroom (12,10m<sup>2</sup>): parquet flooring, wardrobe

-Bedroom (13,76m<sup>2</sup>): parquet flooring

-Shower room (3,84m<sup>2</sup>): WC, walk-in shower, washbasin

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Outdoor

-Lake of almost one hectare

-A water borehole

-Fontainebleau sand school (60 x 20 m) with automatic watering system

-Fitted barn (1000 m<sup>2</sup>) 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 (100m<sup>2</sup>) in Fontainebleau sand.

-2 boxes of 5 x 4 m in an open stall (270 m<sup>2</sup>) with free access to the paddock (216 m<sup>2</sup>).

-Workshop (100 m<sup>2</sup>)

-Storage barn in two parts (80 m<sup>2</sup>) and (150 m<sup>2</sup>)

-Store room (27 m<sup>2</sup>)



-Small storing sheds

-Courtyard

-Paddocks (electric fencing)

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### **Common**

Bedrooms:	5
Bathrooms:	2
Finished sq. ft.:	188 sq m
Lot Size:	177.84 sq m

### **Room details**

Total rooms:	7
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### **Building details**

Number of Floors:	1
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.399.300
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