

FOR SALE : stud farm at 15km of Argentan (180m house, 8.23ha grounds, stables, riding school, etc.).



INFORMATION

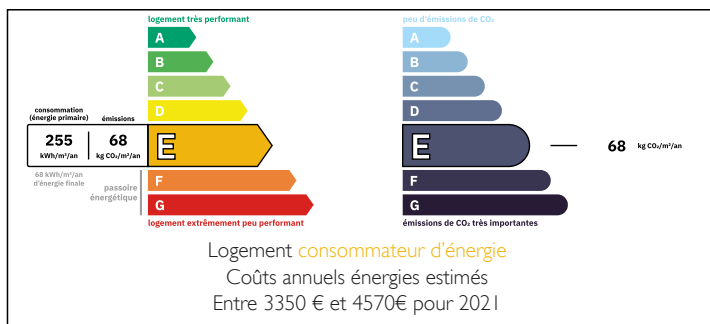
Town:	Écouché-les-Vallées
Department:	Orne
Bed:	4
Bath:	1
Floor:	180 m2
Plot Size:	82300 m2

IN BRIEF

Beautiful 8.2 ha stud farm on an exceptional site 15 min from Argentan and 25min from the famous "Haras du Pin". 1 well-renovated, bright dwelling house (180m²) with enclosed garden, outbuildings, 2 stables, Havrincourt's ring, numerous stalls, broodmares, meadows, 5 paddocks, 1 800m racetrack.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

For sale, very well maintained stud farm on an exceptional site 15 min from Argentan and 25 min from the "Haras du Pin".

8.2ha of land

The 180 m² dwelling house is very well appointed and bright, with on the ground floor: a 32m² dining room, an 11.5m² fitted kitchen (Schmidt), a scullery and a beautiful 26.5m² living room with fireplace; upstairs: a shower room, 4 bedrooms (10, 12, 16, 16m²) and a 9m² study; and a possible attic for conversion.

1 private enclosed garden and a permaculture vegetable plot; 2 annexes: boiler room (oil-fired), laundry room; and a wooden store room.

The Stud farm is composed of :

- a large, well-maintained 25/50m outdoor arena with a 25/30m covered area, low-energy lighting and lastik sand
- a Havrincourt's ring with Vignats sand
- an 800 m long sand track
- a first stable, with 10 stalls of 4/4m, a broodmare stall, a treatment room with solarium, 1 saddle room and 1 grain room (possibility of drinking troughs, fittings to be finished). Double door system. The roof structure is in good condition.
- a second stable with 5 stalls (with double-door system in winter), 2 broodmare stalls and an attic for possible conversion (LED lighting)
- 4 fenced meadows on well-drained soil with standard shelters and 5 large paddocks
- 1 shed for equipment storage, a double garage (with oil tank for equipment) and a standard manure house

Sanitation: good, DPE: E

More informations : +336.0855.4519 (Leggett real estate)

Information about risks to which this property is...