

Leggett Fully equipped equestrian property. House, facilities and barns. 67 acres of land. Walk to amenities.



INFORMATION

Town:	Trévières
Department:	Calvados
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	272478 m2

IN BRIEF

Leggett-Immo offers an Exceptional Equestrian Estate – 67 Acres, Normandy

Rare opportunity: fully equipped equestrian property with 67 acres, residence, and professional facilities, just minutes from the historic D-Day beaches.

Key Features:

43 stables, 2 large storage hangars

Covered indoor arena, outdoor jumping arena

6-horse walker, extensive grazing land

Additional 10 acres with barn nearby

Residence:

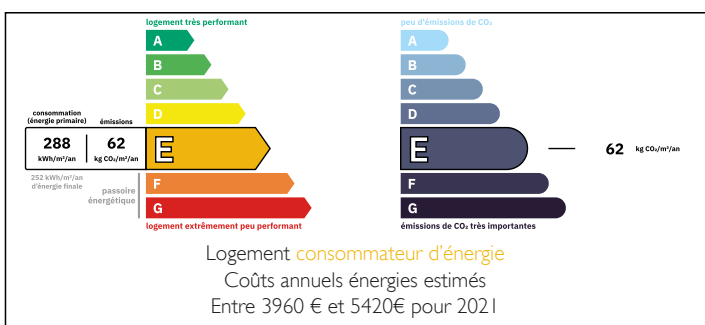
Charming 3-bedroom, 2-bathroom farmhouse with spacious living/dining, farmhouse kitchen, gas central

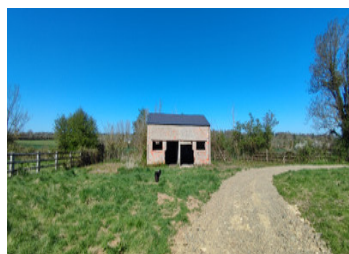
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière:	2000 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Exceptional Equestrian Estate – 67 Acres, Normandy

A rare, fully operational equestrian property, ready to move into, located just minutes from the famous D-Day landing beaches.

Professional Equestrian Facilities

43 spacious boxes

Two large storage hangars

Covered riding arena + outdoor jumping arena

6-horse walker and multiple paddocks

67 acres of continuous land, ideal for grazing

Separate 10-acre parcel with barn, accessible by private lane

Main Residence

A comfortable and character-filled family home:

3 bedrooms | 2 bathrooms

Large living room with wood burners

Welcoming dining room and farmhouse kitchen

Double-glazed throughout with gas central heating

Sunny courtyard with guest annex and additional boxes

Location

On the edge of a village with shops and schools

5 minutes from Port-en-Bessin & 15 minutes from Bayeux