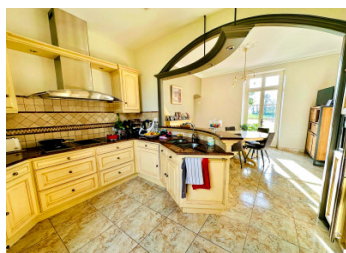
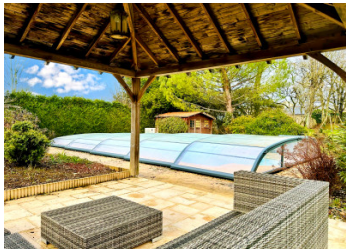


Former Haras Equestrian Property – 5 Bedrooms, 3ha, Heated Pool, Tennis Court & Outbuildings



INFORMATION

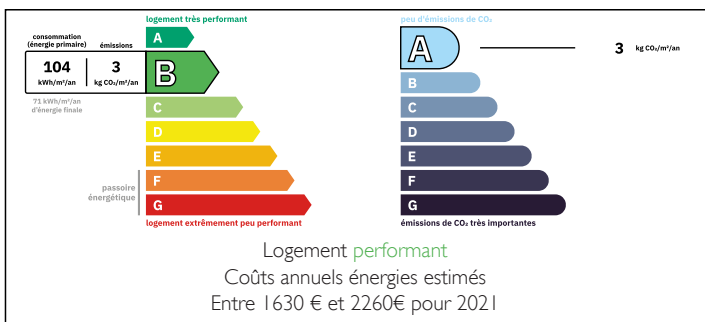
Town:	Évron
Department:	Mayenne
Bed:	5
Bath:	4
Floor:	263 m2
Plot Size:	31859 m2

IN BRIEF

A rare opportunity to acquire a former horse stud farm (Haras) offering an exceptional lifestyle in the French countryside. This character property provides 5 bedrooms, including 3 en-suite, set within around 3 hectares of land with extensive facilities: 3 horse boxes, an equestrian arena, heated swimming pool, tennis court, multiple outbuildings, and landscaped gardens surrounding the home.

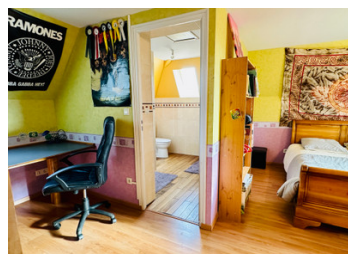
A unique family residence combining charm, space and genuine potential — ideal for equestrian use, multi-generational living, or a high-end country retreat.

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 foncière: 3 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Approached via private gates and a private driveway, the property immediately gives a feeling of privacy and exclusivity. The main house is full of character, featuring a turret and architectural details throughout.

Ground Floor

You enter into a bright and spacious entrance hall (10.72m²) with tiled flooring and underfloor heating, with the staircase directly ahead. Beneath the stairs, a door leads to the impressive vaulted cellar, perfect as a wine cellar and also housing the heating system (heat pump / pompe à chaleur).

To the left of the hallway is a generous dining room (33.86m²), while to the right you'll find a welcoming kitchen with dining area (27.28m²). A convenient ground-floor WC is located behind the staircase.

A door from the dining room opens into an additional section of the house currently used for storage, offering potential to create a ground-floor bedroom suite or guest accommodation.

From the kitchen-diner, a few steps lead down to a cosy living room (22.4m²), creating a lovely split-level layout.

First Floor

Between the ground and first floor, the turret houses a practical laundry room (4.16m²).

The first floor offers three bedrooms all with built in cupboards

Bedroom 1 (11.04m²)

Bedroom 2 (15m²)

Bedroom 3 (20.55m²) with direct access to a shower room (9.67m²) featuring double sinks, plus a separate WC

Also on this level is a family bathroom (5.6m²) with a balneotherapy bath, and an additional separate WC.