

Stunning equestrian property with land, heated indoor swimming pool & outdoor arena near Villers-Bocage.

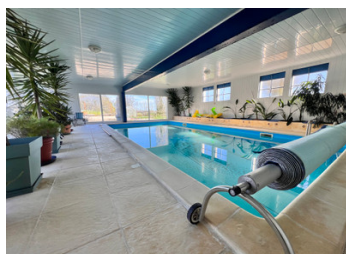


INFORMATION

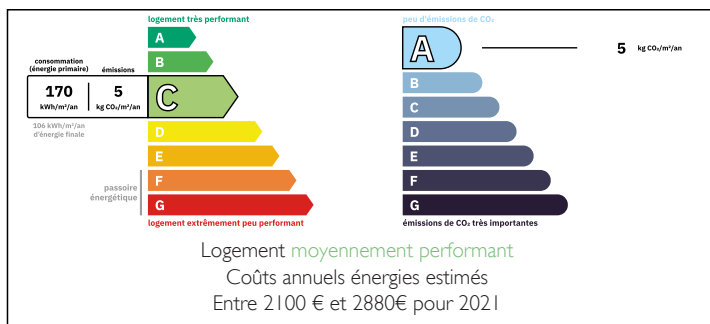
Town:	Cahagnes
Department:	Calvados
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	50000 m2

IN BRIEF

Ideally located in the heart of the highly sought-after equestrian triangle of Saint-Lô, Caen, and the Haras du Pin; the closest village is Villers-Bocage and nestled in the rolling countryside of Calvados, this rare-to-market property offers an exceptional lifestyle setting. It comprises a charming stone country house, a stable block, garages, a heated indoor swimming pool, and an outdoor sand arena, all beautifully arranged around a pretty courtyard. The property is surrounded by paddocks and fields, and is approached via a tree-lined gated driveway, offering both character and privacy, as well as a practical and well-designed layout ideally suited to a working equestrian property.

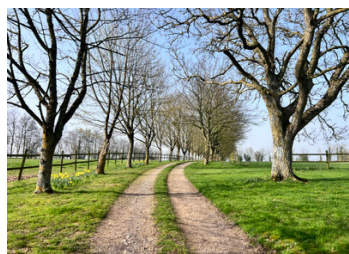


ENERGY - DPE



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.



DESCRIPTION

The main house offers generous and well-balanced accommodation, beginning with a spacious farmhouse-style kitchen featuring a wood burner, perfect for everyday living. This is complemented by a highly practical utility/boot room and pantry, with a rear door ideally suited for incoming dogs and muddy boots! The ground floor also includes a dining room, a comfortable sitting room with a second wood burner, and a large additional room that could easily serve as a bedroom or home office. Upstairs, a charming mezzanine-style library creates a light and airy useful space, leading to a corridor with two further bedrooms and a bathroom with both bath and shower. The property benefits from a recently and professionally installed air-source heat pump, and with an impressive C rating on the DPE, the house is notably energy efficient.

On the other side of the courtyard is the indoor swimming pool building, the swimming pool measures 9 x 4 meters and is heated by an air-source heat pump. It also includes a large entrance area and a wet room with WC and shower, making it a fully self-contained and practical pool facility. Above the pool, a large partially open barn offers excellent renovation potential, subject to the necessary planning permissions.

A separate building houses three large stables (4.5 x 3 meters), all fitted with rubber matting and automatic water feeders, with an adjoining feed and tack room. The property also includes two garages, additional storage areas, and a hangar ideal for farm...

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