

Exceptional Equestrian Estate with Panoramic Views on 19 Hectares



INFORMATION

Town:	Maillet
Department:	Allier
Bed:	4
Bath:	2
Floor:	164 m2
Plot Size:	188405 m2

IN BRIEF

In the heart of a preserved natural environment with sweeping panoramic views over the surrounding countryside, this exceptional equestrian estate extends across 19 hectares of pastureland, with the possibility to acquire an additional 18 hectares. The property offers fully operational equestrian facilities including two stables, broodmare boxes, insemination laboratory, outdoor paddock and extensive grazing land with shelters.

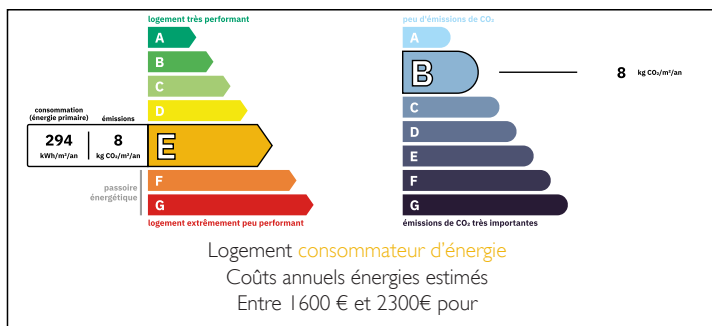
The estate also includes a renovated main residence with independent accommodation, several traditional stone outbuildings, barns and former dwellings offering further renovation and development potential. Combining rural charm, privacy and accessibility, the property is ideally suited for equestrian activities, breeding, tourism or agrotourism projects.

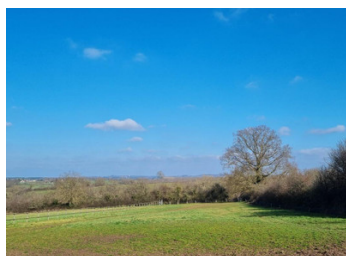
Only 3 km from the A71 motorway, 20 minutes

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





NOTES

DESCRIPTION

In the rolling countryside of Maillet, in the northern part of the Auvergne region, this remarkable equestrian estate benefits from a tranquil and unspoilt setting with sweeping panoramic views over the surrounding landscape. The area is appreciated for its natural beauty, open countryside, forests and peaceful rural lifestyle, while remaining easily accessible thanks to the nearby A71 motorway connecting Paris and central France.

The property extends over approximately 19 hectares of pastureland, with the possibility to acquire an additional 18 hectares, offering extensive space for equestrian activities, breeding or agricultural projects. The estate is already fully equipped and immediately operational, making it an ideal opportunity for professional equestrian use, a countryside retreat, tourism accommodation or an agrotourism venture.

Equestrian Facilities

The equestrian infrastructure has been thoughtfully arranged to support both leisure and professional activities and includes:

- Main stable of approximately 165 m² with 5 boxes, including 2 broodmare boxes
- Insemination laboratory and ultrasound bar
- Second stable of approximately 70 m² with 5 boxes and 2 independent boxes
- Outdoor paddock measuring 35 x 25 metres
- Pastures with animal shelters

Main Residence – Approx. 164 m²

The renovated main house offers comfortable and functional accommodation while retaining the charm of a countryside property.

Ground floor:

- Spacious living room with open-plan kitchen
- Utility room
- Independent WC
- Bedroom with en-suite bathroom

First floor:

- Three bedrooms
- Bathroom with WC

An adjoining independent accommodation further enhances the property and includes: