



Stunning Equestrian Estate in Normandy,

50640, Le Teilleul, Manche, Normandy

€217,300

Ref: 523

* Available * 4 Beds * 2 Baths * 149m2

A rare opportunity to purchase a renovated 4-bed country estate with 1.3 acres of paddocks, equestrian facilities and four outbuildings. Offering potential as a riding school, a rental business or a stunning family home!

- Paddock of 1.3 acres
- Sand school (equestrian facility)
- Four outbuildings with conversion potential
- Mature gardens
- Exposed stonework

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French Entrée 

Property Description

Surrounded by the beautiful rolling hills of lower Normandy, this equestrian property sits at the end of a quiet country lane with panoramic views of the countryside. Recently renovated to a very high standard with modern interiors, this 4-bed house offers 149m² of habitable space and would make an ideal family home or rental business. It is the perfect blend of old-world character and modern comfort.

On the ground floor, there is a fully fitted and equipped kitchen with dining area, shower room, WC and a large living room with an inset wood burner. This beautiful space boasts a stunning feature wall of exposed stone. On the first floor, there is a master bedroom (with dressing room and en-suite shower room with WC) and two more bedrooms. On the second floor there is a fourth bedroom of 21m².

Double glazing is fitted throughout and the property benefits from oil central heating. Adjoined to the house is a wooden lean-to store with a cement floor: this additional space functions as a utility room and contains the central heating boiler. Outside, to the south of the property, there is a luscious lawn edged with shrubs and a variety of well-established trees, a vegetable plot and a green house. To the east, there is a large open-fronted stone garage with an adjoining stone barn. The grounds also benefit from a 1,700m² flood-lit sand school (equestrian facility), a 2-storey stone grange with slate roof (160m²) and a smaller 2-storey stone barn with metal roof currently used as a tack room (60m²). A large paddock (1.3 acres) extends behind these buildings, where you will find a fourth stone outbuilding which offers promising conversion potential. Indeed, these outbuildings could be converted into gites with potential rental income if desired.

This stunning property is approximately 4km from Le Teilleul, a village with a population of over 1700 and which benefits from a large range of commerce and facilities, including: post office, vets, doctors, dentist, pharmacy, bakeries, butcher, bars, restaurant, library, small supermarket, petrol station, primary school, sports hall, tennis court and football pitch, etc. There is a small market held in the village square every Thursday and there is also a larger monthly local produce market. The larger towns of Domfront and Saint Hilaire-du-Harcouët are both less than 20km away, offering larger supermarkets and more amenities and attractions such as: swimming pool, horse-riding, public footpaths, historical monuments and tourist events (notably the Domfront Medieval Festival held every 2 years).

Would-be business owners could transform this property into a lucrative rental business with gites and/or a riding school. Situated in a popular region of France, close to many tourist attractions and sites of historical interest, it is sure to entice visitors all year round. Renovated to a high standard by French artisans, this is a beautiful equestrian property in a stunning location: every horse-lover's dream!

Gallery

