



## 12-Hectare Equestrian Centre,

61400, Orne, Normandy

# €617,000

Ref: AF23343

\* 2 Beds \* 1 Bath \* 128m<sup>2</sup>

Located 10 mins from La Ferte Vidame is this equestrian centre for sale comprising 12 hectares (almost 30 acres) of entirely enclosed land, a livery with 31 boxes for horses, 14 of which in pasture, as well as a contemporary 2-bedroom bungalow of 128m<sup>2</sup>. An ideal property and environment for breeding...

- Number of rooms: 3

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**French Entrée** 

## Property Description

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Situated in the countryside yet not completely isolated, in a bucolic and forested location, this property has two entrances as well as 12 hectares entirely fenced off. Bordered by other farms, this represents a superb opportunity for a professional to develop a competitive equestrian business, particularly show jumpers or racehorses.

Everything you need to work is already in place. This training centre has two tracks: a grass track of 1000 metres and a 1200 metre sand all-weather track. 31 stables are under a shelter with 14 in the pastures. A 680m<sup>2</sup> storage hangar is new and lit, whilst an old barn has 270m<sup>2</sup> of space and there is also a 6-horse exercise walker, a shower and a swimming pool.

The 128m<sup>2</sup> bungalow has a panoramic view and includes a 51m<sup>2</sup> living room, fitted, 32m<sup>2</sup> kitchen, a 4m<sup>2</sup> opening serving two bedrooms of 12 & 14m<sup>2</sup>, a 9m<sup>2</sup> bathroom has a walk-in shower and double sink and there is finally a 4m<sup>2</sup> walk-in wardrobe.

You may just hang your clothes up and settle in.

The house dates from the year 2000 and is a farmhouse-style cottage with a tile-covered roof. The heating is powered by electricity. Windows are double glazed with roller shutters. A septic tank system serves the property.

You will be in the region of La Perche, renowned for its countryside, nature reserves, sleepy villages and back lanes, just 1h30 from Paris. 5 mins from La Ferte Vidame, 25 mins from L'Aigle, 15 mins from SNCF station and La Loupe.

