



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7936

• House - Villeréal •



## DETAILS

**Land surface:** 19.78 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel+poêle à bois

**Drainage/sewage:** Septic tank

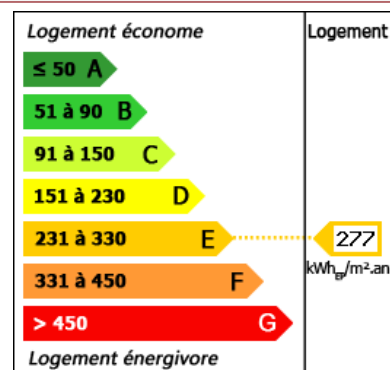
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



It is in Aquitaine, close to the famous fortified town of Villeréal, a National Stud Farm, a CFA equine sector and a racecourse that we find this equestrian center ready to operate surrounded by nearly 20 hectares.

90 m<sup>2</sup> living

197 800 m<sup>2</sup>

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Price fees included

780 000 €

Agency fees: 4 % VAT included\*

Price without fees: 750 000 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°7936 •

A long path leads to this equestrian complex, bordered by fields and fenced pastures, with a few bodies of water in the middle.

Comprising a Périgord-style house, a barn, and horse-riding facilities, this facility is ready to welcome you for teaching, breeding, or private stables.

It features:

- A 95 m<sup>2</sup> house with three bedrooms (15 m<sup>2</sup>, 12 m<sup>2</sup>, 12 m<sup>2</sup>), a 54 m<sup>2</sup> living room with an open kitchen and a fireplace enclosed by a wood-burning stove, and a 4 m<sup>2</sup> bathroom.

The attic space is convertible.

A basement houses the "Géminox" oil-fired boiler and hot water tank.

Aluminum double-glazed insulation.

Two terraces.

The roof was redone in 2025 with a current ten-year warranty.

- A 35 m<sup>2</sup> studio comprises a living room, a 30 m<sup>2</sup> open kitchen, and a 4.73 m<sup>2</sup> bathroom.

- A 73 m<sup>2</sup> Clubhouse with bay windows serves as a reception or client reception area, with a bar, showers, toilets, and an 18 m<sup>2</sup> private office.

- A 28 m<sup>2</sup> garage or workshop could easily be converted. It has a window.

- A barn of approximately 80 m<sup>2</sup> is used for fodder/straw storage.

For horse riding, there is:

- An 18 m diameter lunging ring
- A 70x20 m sand arena entirely covered with photovoltaic panels, which is fenced, and a stable area.

- A building consists of a 42x20 m riding arena with a sand floor (requires little watering) with indoor stables of 25 3x3 m stalls, all equipped with automatic drinking fountains.

The frame is made of glued laminated timber.

As many stalls could be rebuilt, a central corridor could be used for the farriery, with a drainage channel.

