Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8929 • 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

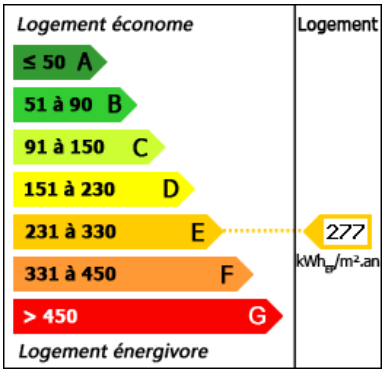
Swimming pool: No

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 m² living

197 800 m²

Non-binding document

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Price fees included

667 000 €

Agency fees: 4,7 % VAT included*
Price without fees: 637 000 €

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

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• Description ref n°8929 •

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



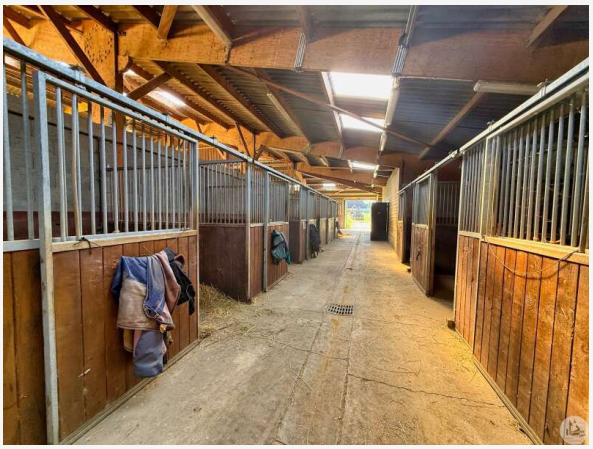
Comprising a Périgord-style house, a barn, and horse-riding facilities, this facility is ready to welcome you for teaching, breeding, or private stables.

It features:
- A 95 m² house with three bedrooms (15 m², 12 m², 12 m²), a 54 m² living room with an open kitchen and a fireplace enclosed by a wood-burning stove, and a 4 m² 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 m² studio comprises a living room, a 30 m² open kitchen, and a 4.73 m² bathroom.

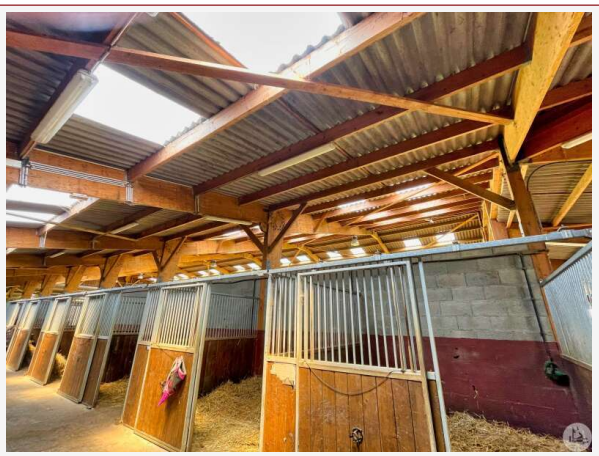
- A 73 m² Clubhouse with bay windows serves as a reception or client reception area, with a bar, showers, toilets, and an 18 m² private office.



- A 28 m² garage or workshop could easily be converted. It has a window.

- A barn of approximately 80 m² 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.