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## Magnificent Equestrian Property on 40 Hectares of Land

**Eauze , Gers , Occitanie**



**€715,000**

**inc. of agency fees**

**4 Beds   1 Baths   246 sqm   40 ha**

Situated within 15 minutes from Eauze, in a quiet and secluded area, Magnificent Equestrian Property on 40 hectares...

### At a Glance

**Reference** MFH-BG33132

**Near to** Eauze

**Price** €715,000

**Bed** 4

**Bath** 1

**Hab.Space** 246 sqm

**Land** 40 ha

**Pool** No

**Land Tax** N/A

### Property Description

Situated within 15 minutes from Eauze, in a quiet and secluded area, Magnificent Equestrian Property on 40 hectares of land with beautiful views on the surrounding countryside.

The main house of 330 sq.m is composed on the ground floor of an entrance which leads on the right to a kitchen open on to a dining room with fireplace (old bread oven) and a small living room with terracotta tiles and integrated wooden cupboards. On the left, a lovely library with fireplace and French doors that open on to a terrace with views on the Pyrenees and an office with fireplace.

Also, a spacious living room of 85 sq.m with fireplace, a patio and a cellar with shower. Upstairs, four bedrooms with sloping ceilings including one with dressing and a family bathroom.

Outside, there is 1000 sq.m of buildings including a large barn with a loose housing system for the horses which is divided in four, a tack room, a large room for storage, an immobilisation corridor for insemination and echograms, 11 stalls including 2 wide stalls for the brood mares, a well-lit area for grooming and a room for the horse food.

Also, an indoor arena with light (15x30), a lunging ring and a big open barn for the hay, the vans and wood with an independent access for deliveries.

The 40 hectares of land are divided in 20 hectares of exploitable woods (oak trees, hornbeam, cherrywood) and 20 hectares of fenced paddocks equipped with water and electricity (6kw Galager).

Also, a stream and a natural source, an orchard and two ponds.

## A paradise for horse lovers

Fees to be paid by the seller. Energy class E, Climate class B Estimated amount of annual energy expenditure for standard use: between 5330.00 € and 7260.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

### Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	1
Price	€715,000

### Key Information

Internal Area:	246 sqm
Land Area:	40 ha

### Location: Occitanie



## Gallery















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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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