



16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454 . - Fax : 0033 (0) 562.346.660
abafim.com

You can contact us by email using contact@abafim.com

Equestrian property 4 hectares

563 000 € [Fees paid by the seller]



- Reference : AF25720
- Number of rooms : 8
- Number of bedrooms : 5
- Living space : 255 m²
- Land size : 44 078 m²
- Local taxes : 1 484 €



Located 40 minutes west of Toulouse, this old horse-riding property to renovate is composed of a mansion from the 19th century with a living room, a kitchen-cum-dining room, a study, 5 bedrooms, 2 shower-room with 3 shared showers, 2 toilets, an attic, a stable, 12 loose-boxes, an old studio, a saddle room, a club house and a covered school, all on 4 hectares of adjoining land.

You'll enjoy finding yourself back in the middle of nature. A wonderful invitation to stroll on foot, bikes, horses...

The property is entered from a small country road. The professional part is to the left, with the school, the loose-boxes and the stable. The mansion dates from the beginning of the 19th century and is on the right.

The house is entered between 2 imposing towers. On the left of the entrance hall / hallway (12 m²) is the first bedroom (17 m²) and it communicates with the living room (15 m²) which has a fireplace and then the kitchen (16 m²), both giving onto the garden.

On the right of the hallway is a big new living-cum-dining room (50 m²). The large staircase at the end of the hallway leads to the other 4 big connecting bedrooms (15 m², 17 m², 20 m² & 22 m²), with 2 shower-rooms, 3 shared showers and 2 toilets. At the end of this hallway there is a covered terrace.

Finally, on the last floor the attic (150 m²) is suitable for conversion and could be laid out to your liking, offering lots more space and lots of light.

Behind and adjoining the house, to entirely renew, there is a garage and old outbuildings.

Twenty-five metres to the right of the house are the stables, the 12 loose-boxes, an old studio, a club house and a big covered school. The position of the school allows direct access to nature, a forest.

The geographic situation of this property favours all horse related activities.

The roof has concave tiles. Construction is stone. Oil-fired heating and for hot water. Double-glazed joinery. Individual drainage system.

This property is ideal for anyone that loves authenticity, wishing to carry out a wonderful professional or personal project.

Located only 50 minutes from Toulouse and its international airport; 1 hr 40 min from the closest ski slopes; 2 hr from the Mediterranean Sea; 3 hr 20 min from the Atlantic Ocean; 2 hr from Spain.

Information on the risks that this property is exposed to is available on the website Géorisques: www.georisques.gouv.fr

ENERGY CONSUMPTION : D (150)

GREENHOUSE GAS : D (39)