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## Equestrian property, 7 ha

**307 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26827
- Numero di stanze : 10
- Numero di camere da letto : 7
- Superficie abitabile : 300 m<sup>2</sup>
- Superficie del terreno : 70 000 m<sup>2</sup>
- Imposta patrimoniale : 2 300 €



20 minutes north of Tarbes, this large equestrian property offers 210 m<sup>2</sup> of living space and a separate 90 m<sup>2</sup> apartment, all on 7 ha of land with 7 horse stalls, numerous outbuildings, a career, a round pen and a brand-new photovoltaic shed.

Through a large courtyard, you enter into a 14 m<sup>2</sup> hall, from which you discover on your right a spacious 20 m<sup>2</sup> dining room with its typical fireplace, then a door leads you to the 26 m<sup>2</sup> kitchen, as well as the laundry room (16 m<sup>2</sup>), shower room and separate toilet.

To the left of the entrance hall, you enter a pleasant 19 m<sup>2</sup> bedroom with fireplace.

A beautiful staircase leads from the entrance hall to the first floor, where you'll find 4 large, bright bedrooms (13 m<sup>2</sup>, 19 m<sup>2</sup>, 24 m<sup>2</sup> and 27 m<sup>2</sup>) with traditional wooden floors.

Continuing on, an 8 m<sup>2</sup> bathroom and separate toilet.

Exposed beams further enhance the traditional aspect of this building.

Outside, adjoining the house, you'll find a 24 m<sup>2</sup> patio with the shed, a 3-part garage of 34 m<sup>2</sup>, 57 m<sup>2</sup> and 72 m<sup>2</sup>, a 90 m<sup>2</sup> independent dwelling comprising a 21 m<sup>2</sup> living room, a 17 m<sup>2</sup> kitchen, a 13 m<sup>2</sup> shed, a shower room, a toilet and, upstairs, 2 bedrooms of 18 m<sup>2</sup> and 17 m<sup>2</sup>.

This property also features :

- A 184 m<sup>2</sup> stable (with 100 m<sup>2</sup> hayloft) and 7 stalls (3 stalls 4 m x 3 m and 4 stalls 3 m x 3 m),

- A 184 m<sup>2</sup> loose housing barn with 3 8-place compartments, opening onto 1.50 ha,
- a 20 m x 40 m arena with direct access to the rides (half-hour, 1-hour, 1.5-hour and longer rides),
- A 230 m<sup>2</sup> stabling with tack room and club house,
- A 15 m diameter round pen,
- a water recovery and automatic watering system for the arena and lunge ring.
- A large garage of 167 m<sup>2</sup> (plus an upper floor) that could be converted into gîtes or chambres d'hôtes.
- a 30 m x 50 m photovoltaic shed to house a riding arena, stalls, pony stabling and fodder storage. This building is financed by a private company. The 30-year construction lease will be transferable to the future owner.

It would be possible to add 3ha of additional land to the sale price.

With its enormous potential for development, this notable house will delight craftsmen, horse lovers, professionals, gîte creators or families in search of authenticity.

The roof is tiled. Oil-fired central heating complements the fireplaces.

Sanitation is via a septic tank. A well provides water for irrigating the garden.

The house is partly PVC double-glazed and partly wood single-glazed.

This notable residence is located close to schools and 5 minutes from all amenities in Rabastens-en-Bigorre, 20 minutes north of Tarbes, the SNCF (TGV) train station and freeway, 35 minutes from an airport, 40 minutes from Lourdes, 45 minutes from Auch, 1 hour from Pau, 1.5 hours from Spain and the ski slopes, 2 hours from Biarritz and the ocean, 3 hours from the Mediterranean.

**CONSUMO ENERGETICO : D (199)**

**GAS SERRA : A (6)**