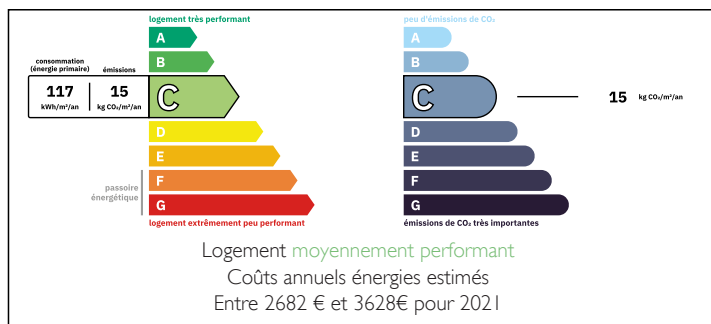


Fully equipped equestrian facility with 9 hectares of land and beautiful accommodation close to all amenities



ENERGY - DPE



INFORMATION

Town:	Pamiers
Department:	Ariège
Bed:	6
Bath:	3
Floor:	340 m2
Plot Size:	93970 m2

IN BRIEF

This stunning equestrian facility is ready for a horse loving owner to move in. Just a few minutes' drive from the motorway to Toulouse and Andorra, as well as all the amenities that Pamiers has to offer this is the perfect spot to run a horse-based business in a beautiful part of France.

The main property has been completely renovated, and has double or triple glazing throughout, with the exterior and roof redone in the last 6 years. There are 5 bedrooms plus an office and two bathrooms as well as a light filled open living area and kitchen with doors out onto the terrace. Two independent studios, one with an attached office and gym, provide the possibility of staff or rental accommodation.

Numerous outbuildings offer everything you need for horses, including 20 boxes, a 40x100m2 dressage arena....

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Situated in the countryside just outside of Pamiers you will find this comprehensive equestrian facility. It has everything you need to run a horse-focused business, with all the facilities in an excellent state of repair. The property sits on 9 hectares of flat land with views of the Pyrenees. The paddocks and land benefit from a comprehensive irrigation system via an agricultural pump and well. The main property is in move in ready condition and numerous outbuildings provide all the facilities you would need to run a successful equestrian facility.

The main property was built in 1975 and has been comprehensively renovated over recent years. There is double glazing throughout, with beautiful glass doors out onto the south facing terrace, with those stunning views of the mountains. There is gas central heating and reversible air conditioning in each room to provide a maximum level of comfort whatever the season. The downstairs has a large entry hall that provides access to the bedrooms on both levels and into the open kitchen, living and dining room. This light-filled main room is the highlight of the property with plenty of space and a modern finish offering the ideal place to entertain or relax after a day out riding. There are four bedrooms, one which currently serves as an office, a large utility room and a family bathroom on the ground floor. A further two bedrooms and a shower room are on the first floor.

A double garage...

LOCAL TAXES

Taxe foncière: 2075 EUR

Taxe habitation: EUR

NOTES