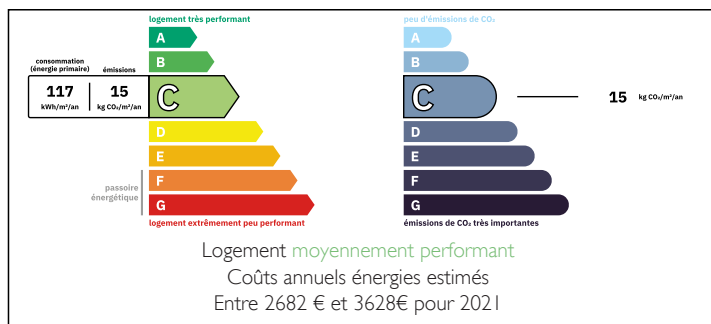


Fully equipped equestrian facility with 9 hectares of land and beautiful accommodation close to all amenities



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.



LOCAL TAXES

Taxe foncière: 2075 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Exceptional Equestrian Estate with Panoramic Pyrenees Views – 9 Hectares

Set amidst rolling countryside just outside Pamiers, this outstanding equestrian property offers everything required to run a successful horse-focused business. Sitting on 9 hectares of flat, fully irrigated land with breathtaking views of the Pyrenees, the estate combines professional-grade facilities with a beautifully renovated home, ready to move into.

The Residence

Originally built in 1975 and fully renovated in recent years, the main house is designed for comfort and light. Double glazing, gas central heating, and reversible air conditioning in every room ensure year-round ease. The south-facing terrace, accessed through elegant glass doors, frames stunning mountain views.

The ground floor features a welcoming entrance hall, a spacious open-plan kitchen/living/dining room, four bedrooms (one currently used as an office), a utility room, and a family bathroom. Upstairs are two additional bedrooms and a shower room. The centerpiece is the bright, modern living space—perfect for entertaining or unwinding after a day with the horses.

Additional Accommodation

A double garage with an independent studio, office, and a fully equipped gym (equipment included in the sale).

A second detached studio with a private terrace and garden outlook—ideal for staff or rental income.

Equestrian & Business Facilities

The estate is fully equipped to the highest standard, including:

20 newly renovated stables (unused since completion)

100 x 40 m dressage arena