

House for residential use of approximately 110 m + garage + stable with 4 horse boxes, 2 hectares of land.



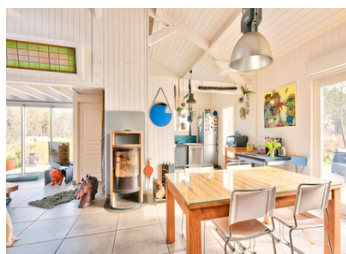
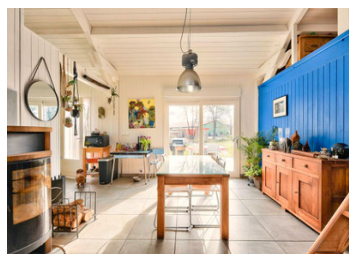
INFORMATION

Town:	Castelnau-de-Médoc
Department:	Gironde
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	20000 m2

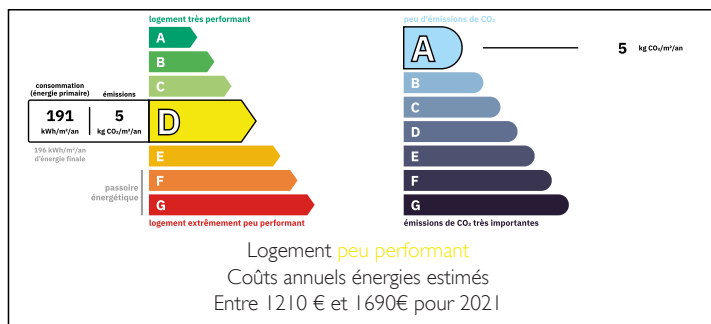
IN BRIEF

This unique equestrian property, nestled in a peaceful wooded area, is perfect for nature and horse enthusiasts. The modern 110 m² house, built in 2007 and renovated in 2020-2021, features a spacious living room with a mezzanine, two bedrooms, and an open kitchen. An adjoining studio, currently rented on Airbnb, offers additional rental income or guest space.

The property spans 2 hectares and includes a sand dressage arena, 4 horse boxes, electrified fields, and a hay tunnel. Modern comforts such as electric and wood heating, double glazing, water autonomy, and an electric vehicle charging station make this a move-in ready home. With the potential to add a pool or jacuzzi, this property is ideal for both horse lovers and those seeking tranquility.

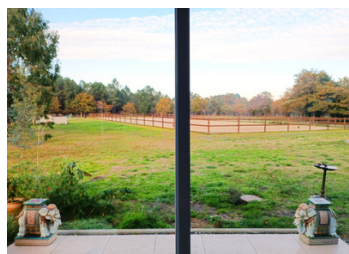


ENERGY - DPE



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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

Discover this unique and charming property, perfectly suited for nature and horse lovers, offering numerous opportunities in a wooded area near natural spaces.

Main House (approximately 110 m²)

This modern house, built in 2007 and renovated in 2020-2021, will charm you with its "seaside spirit" style and excellent condition, requiring no further work. It features a spacious living room with a mezzanine, ideal as an office space or additional sleeping area, an open kitchen, and a small pantry for added convenience. There are two bedrooms with built-in closets, a modern bathroom, and a separate WC.

Additionally, the property includes an adjoining studio, offering a living room-bedroom, a small independent kitchen, and a bathroom with a WC. This studio, currently rented via Airbnb, is perfect for generating rental income or hosting guests. It connects to the main house, making the entire property offer three bedrooms, including a master bedroom, as well as two bathrooms.

Exceptional Outdoor Facilities

For horse enthusiasts, this property is a true paradise. It includes a Fontainebleau sand dressage arena (60 x 20 m) with a sprinkler system, several electrified and watered fields, a stable with 4 horse boxes, a hay tunnel, and a horse shower area. The entire property spans 2 hectares, fully fenced and meticulously maintained.

Modern Comfort and Autonomy

The house is equipped with electric and wood heating, wooden shutters and electric roller shutters, double-glazed windows, and a security alarm system. The PVC roof overhangs and the exterior paint have

LOCAL TAXES

Taxe habitation: EUR

NOTES