

A unique area in the heart of Normandy for your equestrian and tourist projects

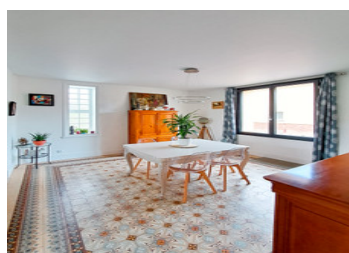


## INFORMATION

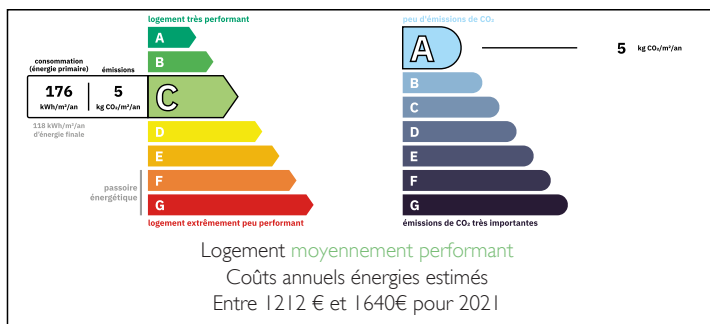
Town:	Beaussault
Department:	Seine-Maritime
Bed:	4
Bath:	3
Floor:	141 m2
Plot Size:	57000 m2

## IN BRIEF

Estate with 2 houses and equestrian part on 5.7 hectares. Located in the equestrian cradle of Normandy, this area is a dream for any rider or horse professional.



## ENERGY - DPE



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: 1667 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Discover a true gem nestled in the Normandy countryside, just a few hours from major European capitals. This exceptional 5.7 hectare estate, surrounded by green meadows, forests and bordered by a river, offers an enchanting setting where tranquility and authenticity reign.

A real estate complex with Norman charm and unlimited potential.

This vast area includes:

- A renovated main house of 141 m<sup>2</sup> with 4 bedrooms, perfect for welcoming your family or guests.
- A caretaker's house of 87 m<sup>2</sup>, ideal for a gîte or an independent residence.
- A former mill of 165 m<sup>2</sup>, spread over 3 floors, ready to be transformed into characterful accommodation or an event space.
- A double garage of 300 m<sup>2</sup>, offering flexible potential for your professional or creative projects.
- A 300 m<sup>2</sup> agricultural building with 4 boxes, designed to accommodate your horses in optimal conditions.
- A 70x35 m fiber career, ideal for equestrian training or the organization of courses.
- 4 hectares of fenced meadows for grazing, and 1.7 hectares of preserved woods, suitable for walks and hikes.

A paradise for horse riding enthusiasts.

Complete infrastructure to train your horses or start an equestrian activity.

A natural environment conducive to competitions, courses or equestrian boarding.

The opportunity to create unforgettable themed lodges

With its buildings of authentic character and postcard landscapes, the area lends itself perfectly to a tourist activity: