

Stunning Equestrian Estate of 22 ha with 2 Houses, Outbuildings, and Horse Facilities



INFORMATION

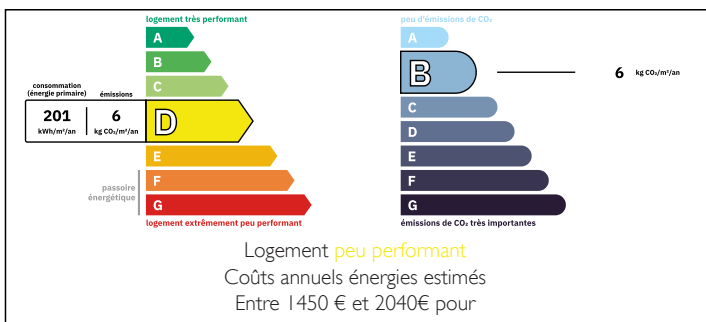
Town:	Autry-Issards
Department:	Allier
Bed:	4
Bath:	2
Floor:	260 m2
Plot Size:	224545 m2

IN BRIEF

Magnificent 22-hectare equestrian estate in a peaceful setting without direct neighbors, located in the municipality of Autry-Issards. The property features two houses, various outbuildings, 8 large horse boxes, a pond, and a small lake. The first single-storey wooden house offers 100 m² of living space with a covered terrace, while the second house provides 160 m² with a large covered area. Extensive equestrian facilities include a 460 m² barn and a stone structure with multiple boxes and storage areas. The enclosed pastures are well-equipped with shelters and accessible paths.

Ideally located just 9 km from Bourbon-l'Archambault, a charming spa town with all amenities, this estate is a rare opportunity for horse enthusiasts or nature lovers.

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 habitation: EUR

NOTES

DESCRIPTION

This stunning equestrian estate of 22 hectares offers a peaceful and well-equipped environment for horse breeding and maintenance, with no direct neighbors. Perfect for equestrian enthusiasts or those seeking a nature retreat.

Layout:

Single-Storey Wooden House (100 m²):

Entrance

Large living room with fitted kitchen

2 bedrooms

Bathroom

WC

Storage room

Covered terrace of 20 m²

Heating via wood stove, septic tank compliant. Small pond in front of the house.

Single-Storey House (160 m²):

Entrance

2 bedrooms

Bathroom

WC

Open kitchen to dining room

Large living room

Covered area of 70 m²

Heating via wood stoves, reversible heat pump. Septic tank non-compliant.

Outbuildings:

Closed metal barn of 460 m²

Stone building with 6 horse boxes, horse shower, washroom, tack rooms, and storage

Barn for wood storage, chicken coop, and renovated outbuilding with 2 horse boxes

Two small buildings serving as shelters with paddocks

Garage and small barn also used as a shelter with a horse box

Exterior Features:

Two wells with the possibility for drillings