

Fully equipped equestrian property. 3 bed house, facilities and barns. 67 acres of land. Walk to amenities.



## INFORMATION

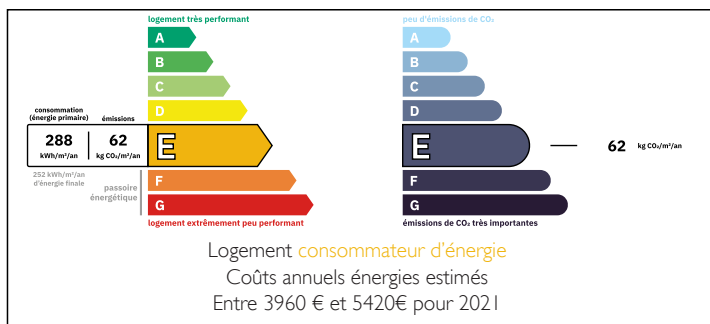
|             |           |
|-------------|-----------|
| Town:       | Trévières |
| Department: | Calvados  |
| Bed:        | 3         |
| Bath:       | 1         |
| Floor:      | 125 m2    |
| Plot Size:  | 272478 m2 |

## IN BRIEF

Rarely for sale, a fully equipped equestrian property with residence on 67 acres. Located within walking distance of amenities and on the edge of a small village close to the D-day landing beaches. The property features 43 boxes, storage hangers, indoor arena, outdoor jumping area, a 6 place walker and other equestrian facilities. The land extends to the rear of the property and is almost uninterrupted. A separate area of 10 acres with barn is accessed by a lane close to the total. A 3 bedroom 2 bathroom house with large living, dining and farmhouse kitchen. Double glazed throughout, two wood burners, gas central heating. Sunny courtyard at the rear with annexe guest room and boxes along both sides. Large parking area leading to the equestrian facilities featuring, two large hangers. Covered riding arena, storage, a 6 place...



## 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.



## DESCRIPTION

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

|                  |          |
|------------------|----------|
| Taxe foncière:   | 2000 EUR |
| Taxe habitation: | EUR      |

## NOTES