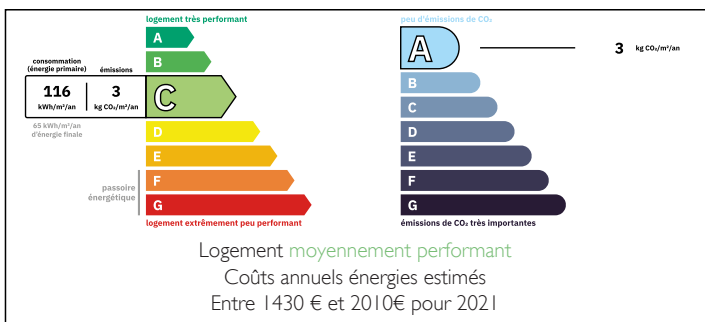


## Picturesque 13-Hectare Horse Stud Farm with Stone Homestead



## ENERGY - DPE



## INFORMATION

Town:	Joué-du-Plain
Department:	Orne
Bed:	3
Bath:	1
Floor:	154 m2
Plot Size:	129501 m2

## IN BRIEF

Escape to the country with this exceptional 13-hectare (approx. 32-acre) horse stud farm, perfectly equipped for equestrian living and business. Tucked away in a serene rural setting, this beautifully maintained property offers outstanding infrastructure, income potential, and timeless charm.

At the heart of the farm is a solid 3-bedroom stone house, exuding rustic character and warmth. With generous living spaces, country-style kitchen, and panoramic views of the surrounding landscape, it's the perfect place to unwind after a day on the land.

Equestrian Facilities Include:

6 well-appointed horse boxes

Multiple outbuildings for storage, machinery, or workshop use

Ample space for paddocks

Established pastures and good water access

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: 850 EUR

Taxe habitation: EUR

## NOTES