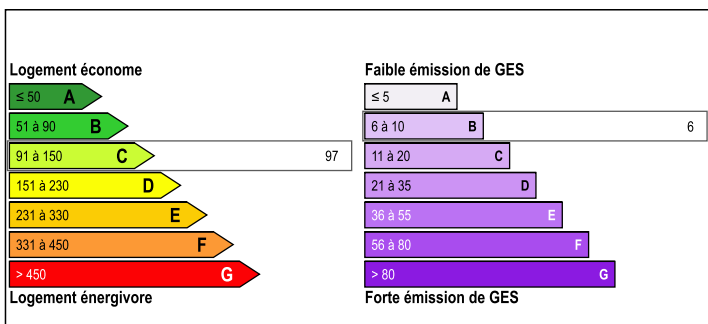


Dog breeding facility (ICPE) with 49 dogs, expandable to 100, including a 13-room residential house in Argento

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Argentonnay
Department:	Deux-Sèvres
Bed:	6
Bath:	4
Floor:	235 m2
Plot Size:	16600 m2

IN BRIEF

Exceptional Dog Breeding Property with Residence and Expansion Potential – Argentonnay, France

Rare opportunity to acquire a fully licensed ICPE dog breeding facility currently authorized for 49 dogs, with the potential to expand to 100 dogs. The property also includes a boarding kennel and offers the possibility to develop a guesthouse or pet-friendly accommodation.

The spacious main house features:

6 bedrooms

A large open-plan kitchen, dining, and living area

Office, walk-in closet, laundry room, boiler room, and wood shed

3 toilets, 1 bathroom, and 2 shower rooms

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.

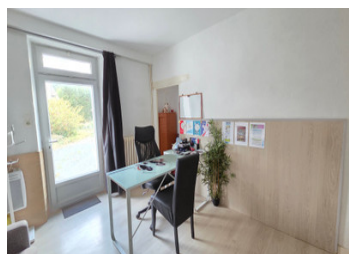
A large multipurpose room

A shower room with toilet

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Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France info@leggett.fr

Set on 16,600 m² of land with a private pond, this



DESCRIPTION

Property with Dog Breeding Facilities and Family Home – 16,600 m² of Land

Nestled in a peaceful natural environment, just 3 km from all amenities, this property offers a rare opportunity for dog enthusiasts or professionals in the sector.

Dog Breeding & Boarding Facilities

ICPE authorization for 46 dogs, with potential extension up to 100 dogs

The main breeding building includes:

Indoors: 4 boxes of 10 m² each

4 outdoor boxes with 35 m² exercise runs

4 smaller boxes of approximately 3 m²

The second building includes:

4 indoor boxes with direct access to 4 outdoor runs

1 wooden box on a concrete slab with outdoor run

The boarding kennel is equipped with:

2 large wooden boxes with grass runs

2 medium wooden boxes with terrace and grass runs

2 kennels with grass runs

The indoor maternity area includes 6 boxes.

Attached annex including a spacious reception office, a large additional room (bedroom/office), and a shower room, with direct access to both the maternity unit and the outdoors

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES