

Turnkey Equestrian Estate – 47.7 ha – Livery, Riding School, Breeding & Events



INFORMATION

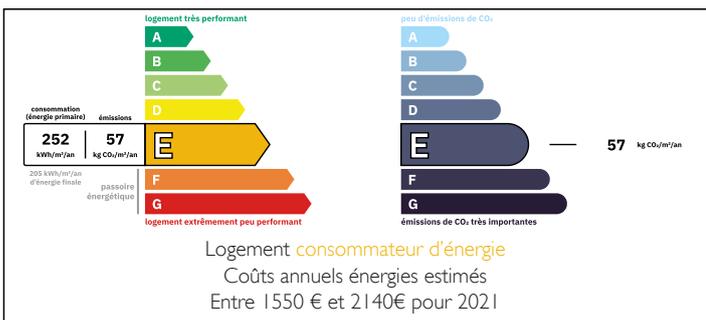
Town:	Guenrouet
Department:	Loire-Atlantique
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	477000 m2



IN BRIEF

Rare opportunity: 47.7 ha turnkey equestrian estate in Guenrouët – Livery yard, riding school, horse breeding, public access and events

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

Located in Guenrouët (44530), this exceptional 47.7-hectare equestrian estate, in one single contiguous block, offers a rare combination of residential property, extensive land and fully equipped professional equestrian facilities. The estate has been designed, developed and successfully operated for public access, equestrian livery, a riding school, horse breeding, and the organisation of competitions and events.

The property includes a comfortable main house, complemented by a separate self-contained apartment, ideal for on-site management, staff accommodation or rental income. A substantial number of barns, stables and outbuildings are centrally positioned within the estate, with all surrounding land directly adjoining the facilities, ensuring an efficient and practical layout.

Equestrian facilities are particularly comprehensive, featuring multiple stables and barns, an indoor riding arena, three sand arenas dedicated to warm-up, dressage and competitions, a lunging ring, and a 1,100-metre gallop track with cross-country features. Thanks to its complete infrastructure, access roads and large parking areas, the property has supported a successful and sustainable equestrian business, making it a true turnkey ("clé en main") opportunity for an equestrian project, with no major structural investment required.

Property Description

Set within 47.7 hectares of adjoining land, the estate forms a coherent, functional and well-organised whole, with all buildings located at the heart of the property, offering excellent accessibility and ease of operation.

Residential accommodation

Main house of approximately 123 m², with wooden terrace

Independent apartment of approximately 85 m², comprising 2 bedrooms, kitchen, shower room and convertible attic

Equestrian facilities

Main stable (430 m²):

22 loose boxes, solarium, wash-down area,

LOCAL TAXES

Taxe habitation:

EUR

NOTES