

[Click to view MFH-BG33132](#)

Magnificent Equestrian Property on 40 Hectares of Land

Eauze , Gers , Occitanie



€715,000

inc. of agency fees

4 Beds 1 Baths 246 sqm 40 ha

Situated within 15 minutes from Eauze, in a quiet and secluded area, Magnificent Equestrian Property on 40 hectares...

At a Glance

Reference MFH-BG33132
Bed 4
Land 40 ha

Near to Eauze
Bath 1
Pool No

Price €715,000
Hab.Space 246 sqm
Land Tax N/A

Property Description

Situated within 15 minutes from Eauze, in a quiet and secluded area, Magnificent Equestrian Property on 40 hectares of land with beautiful views on the surrounding countryside.

The main house of 330 sq.m is composed on the ground floor of an entrance which leads on the right to a

kitchen open on to a dining room with fireplace (old bread oven) and a small living room with terracotta tiles and integrated wooden cupboards. On the left, a lovely library with fireplace and French doors that open on to a terrace with views on the Pyrenees and an office with fireplace.

Also, a spacious living room of 85 sq.m with fireplace, a patio and a cellar with shower. Upstairs, four bedrooms with sloping ceilings including one with dressing and a family bathroom.

Outside, there is 1000 sq.m of buildings including a large barn with a loose housing system for the horses which is divided in four, a tack room, a large room for storage, an immobilisation corridor for insemination and echograms, 11 stalls including 2 wide stalls for the brood mares, a well-lit area for grooming and a room for the horse food.

Also, an indoor arena with light (15x30), a lunging ring and a big open barn for the hay, the vans and wood with an independent access for deliveries.

The 40 hectares of land are divided in 20 hectares of exploitable woods (oak trees, hornbeam, cherrywood) and 20 hectares of fenced paddocks equipped with water and electricity (6kw Galager).

Also, a stream and a natural source, an orchard and two ponds.

A paradise for horse lovers

Fees to be paid by the seller. Energy class E, Climate class B Estimated amount of annual energy expenditure for standard use: between 5330.00 € and 7260.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	1
Price	€715,000

Key Information

Internal Area:	246 sqm
Land Area:	40 ha

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates