



HOLLOWAY



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EQUESTRIAN PROPERTY IN SOUTH WEST FRANCE

262,500€

Barn conversion with its stunning 76 m² living area has been well-renovated as the centre of a property with every potential for a buyer wishing to work with horses professionally or as a hobby. The living area has a kitchen at one end, dining space in the middle and lounge area at the other end, with the two bedrooms, bathroom, W.C and utility room off it. It would be possible to use part of the hall to make a third bedroom/office.

There is potential to build a mezzanine and/or convert an adjoining attic to give further accommodation. Adjoining the house is a potting shed (4.5 m²). In front of the house is a large custom made stone BBQ and a fishpond with feature wooden terrace.

The accommodation for horses is provided by a well built 10 box unit with tack room and, in addition to turning-out space there is a sand outside training school of 25 m x 60 m.

The whole area lends itself to peaceful hacking out or more vigorous exercise on the network of tracks.

Ground floor: living room (76 m²) - bedroom (15 m²) - bedroom (15 m²) - bathroom (11 m²) - laundry room (9 m²) - W.C. (2.5 m²) - Hall (27 m²)

First floor: attic with conversion potential (45 m²)

160 m² of habitable surface

2,31 hectares of land (5,71 acres)

4 rooms 2 bedrooms

Good structural condition

Outside: potting shed, terrace, pond, barn (66 m²), workshop (15 m²), stables (200 m²)

Next door: for renovation is the original Farmhouse (100 m²) and a barn (80 m²) which has conversion potential for providing equestrian holidays and workshop, hay barns etc

