

house with equestrian centre on 5000m with covered riding arena and independent studio near Chantilly



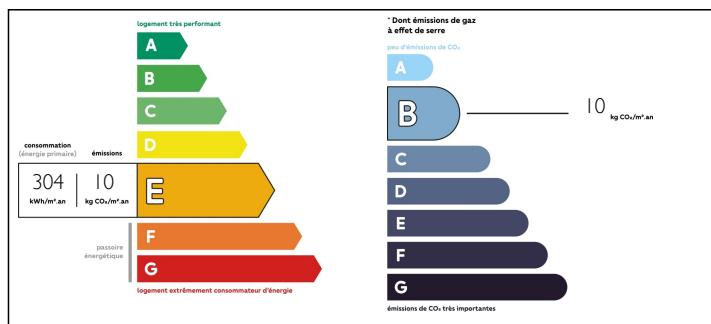
INFORMATION

Town:	Lamorlaye
Department:	Oise
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	5000 m2

IN BRIEF

Set in grounds of just over 5,000 m², this equestrian centre will charm you with its privileged, rural setting. Ideally located at the gateway to the magnificent town of Chantilly, recognised as the capital of the equestrian world, this property is just 30 minutes from Paris and 20 minutes from Roissy Charles de Gaulle airport. In addition to its advantageous location, this property adjoins the FRANCE GALOP training centre in Lamorlaye and borders a magnificent forest. It comprises a fully renovated 130m² house with a spacious living room with open-plan kitchen, two bedrooms, a study and a bathroom. It also has a small studio, around thirty loose boxes, various lean-to buildings and premises, paddocks, a high-quality indoor riding arena, a dressage arena and a jumping arena. "360° tour available"

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.



LOCAL TAXES

Taxe foncière: 1146 EUR

NOTES

DESCRIPTION

This magnificent equestrian property, with first-rate equestrian facilities, offers a house comprising on the ground floor a spacious living room bathed in light, an entrance hall, a dressing room, a bathroom and a staircase leading to the first floor where you will find two bedrooms and a study. The house is heated by a heat pump installed in 2021.

There is also a studio apartment with shower room and toilet, separate from the main house.

The equestrian facilities include 31 boxes laid out in lanes with Röwer & Rüb gates, as well as barns. There is also a 65 x 25-metre fibre-reinforced dressage arena (subject to a rural lease), a 40 x 20-metre riding arena with Fontainebleau sand and sprinkler system, a 40-metre diameter lunge ring, a covered walker for 4 horses on fibre-reinforced ground, sand paddocks, and the possibility of renting the neighbouring jumping arena. and a well

The property includes a heated clubhouse with a fully equipped kitchen, a lounge and an adjacent covered area, as well as a heated cloakroom with toilet and shower facilities. There is also parking for vehicles and vans.

Currently used as an owner's stable for sport and leisure horses, the site is also ideal for housing racehorses.

The location offers an ideal setting with direct access to the forest and training tracks, so you can take full advantage of these well-maintained facilities for dressage, jumping and training. It is located between Chantilly and Coye-la-Forêt stations, offering train access to central Paris...