

Attractive horse-riding complex with loft and chalet near Chantilly. Ideally positioned for horse owners.

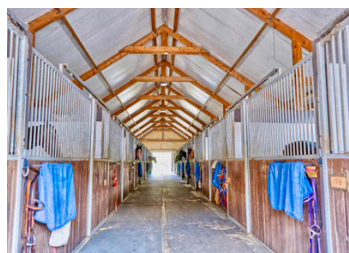
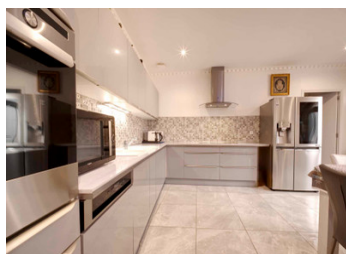


INFORMATION

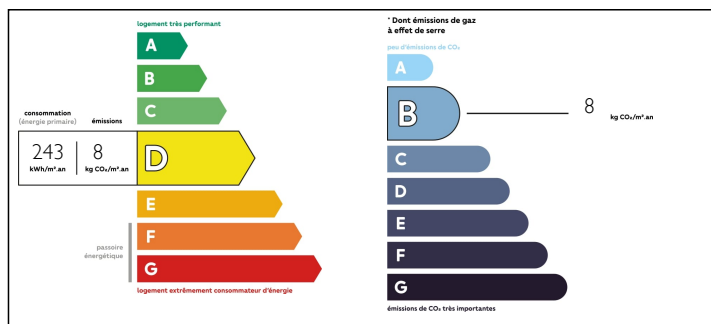
Town:	Lamorlaye
Department:	Oise
Bed:	2
Bath:	1
Floor:	150 m2
Plot Size:	8241 m2

IN BRIEF

Set in a vast plot of over 7000m², this fully renovated 150m² house comprises a spacious living room with open-plan kitchen, two bedrooms and a bathroom. An 80m² chalet completes the property. The property is set in a beautiful complex of professional stables divided into two buildings with 38 boxes, equipped with a huge walker and a balneotherapy bath. "Virtual visit available. Its ideal location puts it in the centre of Lamorlaye, with easy access to Paris in just 25 minutes by train from Chantilly station, 8 minutes away by car, and 20 minutes from Roissy Charles de Gaulle airport. The property adjoins the FRANCE GALOP training centre in Lamorlaye and borders a magnificent forest.



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

The spacious 4m x 4m boxes are upholstered and have a 5cm rubber floor, as well as individual automatic drinkers and zinc troughs. In the same building, there are two studios, each measuring 28m², as well as two offices and four tack rooms. Close to the stables is a 400m² storage building for straw and hay, as well as two paddocks.

In the 1,000m² riding arena, you'll find a 30x25m oval walker that can accommodate up to 9 horses, as well as a pedal-bath/balneotherapy area for 4 horses, fed by a specially created well. This equipment is ideal for the rapid recovery of horses after a race or intensive training.

There is also the possibility of creating 40 additional boxes or two arenas. The property has a very attractive entrance with an access road suitable for semi-trailers, and the entire establishment is under high surveillance thanks to 17 video surveillance cameras.

The property also includes two residential buildings:

An 80m² chalet comprising a living room with open-plan kitchen, two bedrooms, a bathroom and a garden.

A loft completely renovated in 2019, with a surface area of 150m², with a large living room including an open-plan kitchen, two suites with their own bathrooms equipped with sauna and hammam.

The property has ample parking for cars and vans. Its privileged location provides direct access to the forest and training tracks, offering first-class facilities for dressage, show jumping and equestrian training. In addition, it is strategically located between Chantilly and Coye-la-Forêt railway stations,...

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