

Full equestrian facilities over 6ha in unspoiled countryside and minutes from the sea



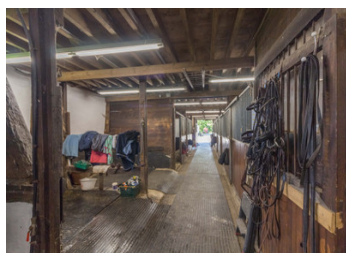
## INFORMATION

Town:	Saint-Valery-en-Caux
Department:	Seine-Maritime
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	60407 m2

## IN BRIEF

6km from the sea, out of sight, in a peaceful environment, these facilities are ideal for equestrian center activities, training, or breeding.

The property may also be conducive to an agriculture, permaculture, or small livestock project.



## ENERGY - DPE

DPE not required.

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

In an unspoiled countryside, these equestrian facilities are located 5km from Veules-les-Roses, 10 minutes from the beaches of Saint-Valéry-en-Caux, 30 minutes from Dieppe, 50 minutes from Rouen, 1h15 from Dauville, 2h15 from Paris include:

Equestrian facilities

Carousel □ 30x 20 with fiber floor

Stable 1

8 boxes □ 3.5 x 3.5 with rubber floor

Seed shop

Stable 2

10 boxes □ 3.5 x 4 with rubber floor

Solarium

Saddlery

Laundry room

Old Threshing Carousel

Outside

Quarry □ 60 x 40 with fiber-reinforced and drained soil

Paddocks with wooden curbs

Large pasture meadow (about 3 hectares)

Organized gallop track

The strong points :

A few minutes from the sea

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière:

1500 EUR

## NOTES