LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48523NCL56 Price: 2 862 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (2 700 000 EUR without fees)

Prestigious 63-hectare stud farm and equine reproduction centre with specialist laboratories in Brittany















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Surzur
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	1 m2
Plot Size:	524612 m2

IN BRIEF

An exceptional opportunity to acquire a prestigious, fully equipped stud farm and equine reproduction centre in Morbihan, near Vannes and the coast. Set across 63 hectares of adjoining land, this outstanding professional estate offers approximately 6,500 m² of covered facilities, meticulously maintained and designed for efficient breeding operations. Specialist infrastructure includes laboratories for semen processing, embryo transfer and OPU, stallion collection facilities, ultrasound examination areas, extensive stabling for broodmares, stallions and youngstock, two indoor arenas and an outdoor arena. The estate also benefits from beautifully maintained paddocks, tarmac internal roads, a private borehole, a lake and a 250 kW photovoltaic installation. A rare, turnkey professional facility offering exceptional potential for established breeders, international stud farms, equine veterinary specialists and investors seeking a premium equestrian enterprise.

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.

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NOTES

DESCRIPTION

An Exceptional Professional Stud Farm and Equine Reproduction Centre in Brittany, France

A rare opportunity to acquire one of the most comprehensively equipped professional equestrian establishments on the market, offering outstanding breeding, reproduction and veterinary facilities within a prestigious 63-hectare estate.

Located in the Morbihan department of Brittany, within easy reach of Vannes and the beautiful southern Brittany coastline, this remarkable property represents a significant opportunity for established breeders, international stud farms, equine veterinary professionals and specialist investors.

Developed as a dedicated professional breeding and reproduction establishment, the estate combines approximately 63 hectares of adjoining land with an impressive 6,500 m² of covered infrastructure.

The entire complex has been designed around the practical requirements of professional horse breeding, with particular attention to efficiency, hygiene, animal welfare and the management of breeding stock.

Maintained to an exceptionally high standard, this is far more than a conventional equestrian estate. It represents a substantial, purpose-built professional facility offering the infrastructure required to operate a sophisticated equine breeding and reproduction enterprise.

Specialist Equine Reproduction and Veterinary Facilities

One of the estate's most significant assets is its comprehensive range of specialist equine reproduction facilities.

These purpose-designed installations provide a professional environment for stallion management,