



# LUXURY BY BLUE

INTERNATIONAL REALTY

Price Drop - Equestrian property close to amenities for sale in Roquefort-les-Pins



Roquefort-les-Pins - 2 660 000 €

Ref. 84129091

Discover this superb equestrian property for sale, offering tranquillity on one hectare of land, ideally located close to amenities. With two main residences, including an elegant 250 m<sup>2</sup> stone villa and a charming 100 m<sup>2</sup> annexe villa, this property offers exceptional living space. The main villa comprises a kitchen, dining room, living room, three bedrooms, bathroom, shower room and mezzanine, as well as a flexible two-bedroom flat. The annex villa, accessible on one level, offers a living room, kitchen, bathroom and three bedrooms.

Perfect for equestrian enthusiasts, this property is equipped with all the necessary facilities, including a riding arena, covered walker, round pen, 17 boxes, two tack rooms and several annexes. Its location adjacent to the forest provides direct access to the paths of the departmental park for unforgettable horse rides.

Living area : 350 m<sup>2</sup>

Bedrooms : 0

Surface area of land : 9938.00 m<sup>2</sup>

Exposition : South-west

Rooms : 10



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✓Swimming pool

Property tax : 2 350 €

Fees payable by vendor

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