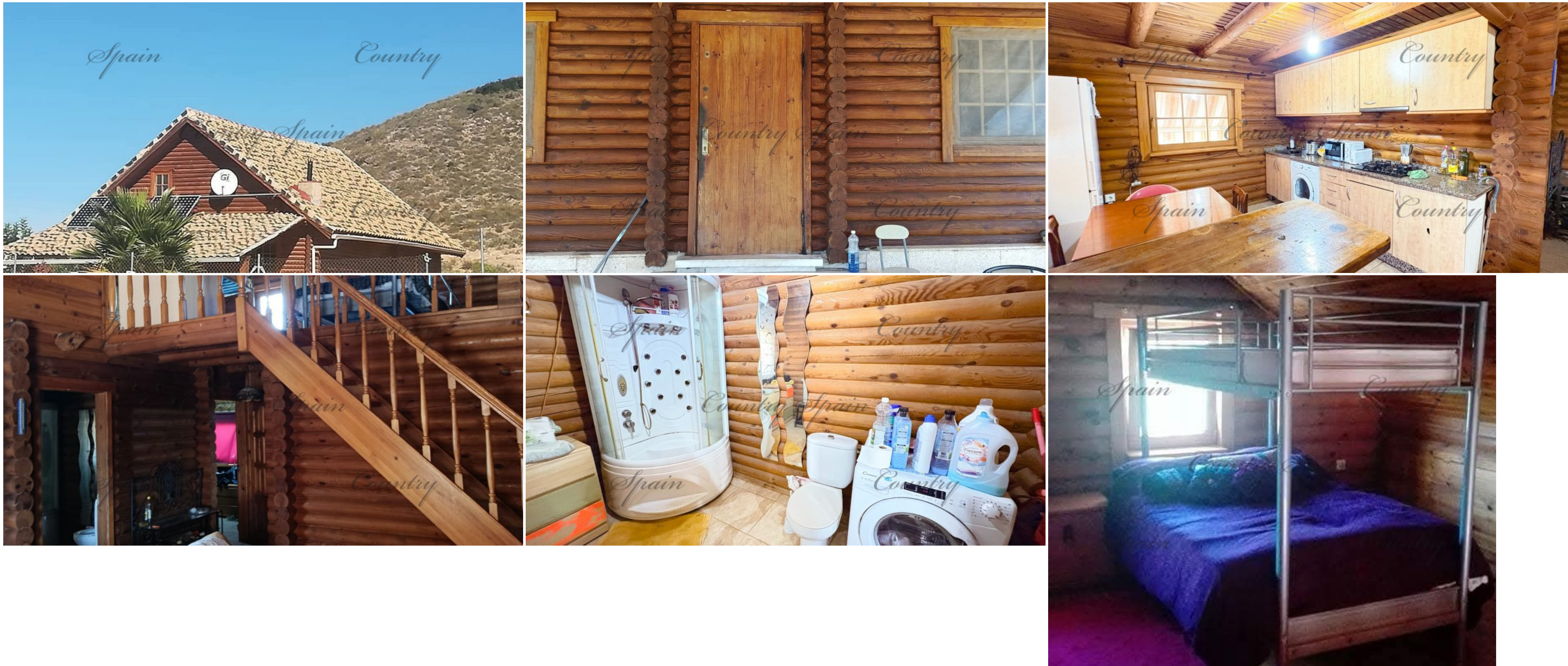


Ref# **CC0669** | € 198.000



Charming Wooden Chalet and Equestrian Property with Great Potential



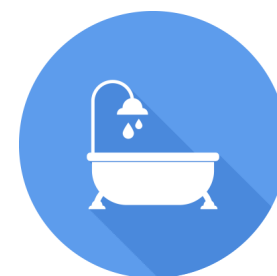
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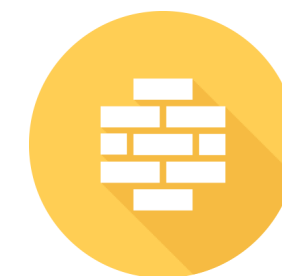
Barbarroja



3



1



145 m²



5300 m²

A unique opportunity for horse and nature lovers Discover this charming property featuring a beautiful 145m² wooden chalet, existing equestrian facilities and exceptional potential. The warm and welcoming main chalet is perfectly habitable and offers, on the ground floor, an open-plan kitchen leading into a comfortable living area with a wood-burning stove, two bedrooms and a bathroom. Upstairs, a spacious third bedroom with a dressing area provides a comfortable and private retreat. A lovely covered terrace completes the property and is the perfect place to enjoy the peace and surrounding nature. The property also includes a second wooden chalet, formerly used as a tack room, with a summer kitchen and bathroom. A separate stone building, requiring complete renovation, offers further potential to create a charming guest apartment, subject to the necessary planning permissions. Excellent equestrian potential The property benefits from a REGA licence for 11 horses, with potential for expansion, and includes: Stable building with 10 horse boxes Outdoor paddocks 20 x 40 m riding arena Horse wash area Feed and hay storage room Tack room 60,000-litre water reservoir Electricity only through solar panels The existing facilities provide an excellent foundation for restoring a small private or professional equestrian centre, or simply creating the perfect home for those wishing to keep their horses on their own property. The property currently extends to approximately 5,300m², with the residential area fully fenced to provide additional privacy and security. Two adjoining plots are also available for purchase. Acquiring these would increase the total land area to more than 11,000m², offering even greater possibilities for paddocks, horses or the further development of an equestrian project. A project to make your own As the property has not been regularly maintained in recent years, the equestrian facilities, certain outdoor areas and outbuildings will require some cleaning, maintenance and restoration. The main chalet, however, is habitable and does not require major renovation. A wonderful opportunity for someone looking to bring a unique property back to life, surrounded by nature and tranquillity, and create an equestrian haven of their own. A charming chalet, established equestrian facilities and exceptional potential — all that is missing is someone to write the next chapter of this special property.

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