

## Equestrian property developments : Maisons Laffitte

Rare: equestrian property complex in Maisons Laffitte comprising flats and studios as well as a stable on 3544 m<sup>2</sup> of land.

This is a large U-shaped courtyard made up of several late 19th century buildings.

The horse area includes 34 rented boxes and 8 private boxes, paddocks and a sand working arena.

The flats occupy the first floor of the buildings.

The equestrian environment gives the site a natural feel and a certain serenity. Access to the St-Germain-en-Laye forest via bridle paths. Access to the riding arenas (x4) and the racecourse spring garden, less than 100 metres from the stables.

Maisons Laffitte has excellent rail links (RER + SNCF).

Accommodation:

Spacious luxury flat: 147.8 m<sup>2</sup> + 11.5 m<sup>2</sup> living area

Living room with open-plan kitchen, two bedrooms, two bathrooms, utility room and study.

Second flat: 87 m<sup>2</sup> + 8.2m<sup>2</sup>.

Living room with open-plan kitchen, two bedrooms, bathroom.

2-room flat: 39 m<sup>2</sup> + 7.6 m<sup>2</sup>.

Living room with open-plan kitchen, bedroom and shower room.

2-room flat: 28 m<sup>2</sup>

Living room with kitchenette, bathroom, bedroom.

2-room flat: 19 m<sup>2</sup> + 7.5m

Living room with kitchenette, bathroom, one bedroom

Studio flat: 17.5 m<sup>2</sup> + 4.8m<sup>2</sup> (including the kitchen)

One room with kitchenette and bathroom

2-room flat: 38 m<sup>2</sup>

Living room with open-plan kitchen, bedroom and bathroom.

Please note: the large flat can be sold unoccupied.

Possibility of creating two additional large 2-room apartments (planning permission granted).

Additional information:

All the flats are currently let.

Individual electric heating.

Two entrances to this property.

One parking space in the courtyard for the large flat

The Stables :

A first rental complex of 34 spacious boxes is spread throughout the buildings.

Fibre-treated arena 30m by 30m, Havrincourt round, two small sand paddocks, office, club house, four tack rooms, two garages.

A second complex, currently private, consists of 8 boxes with a tack room.

Additional information:

Horses can be trained outside the property (bridle paths in the Saint-Germain-en-Laye forest, jumping courses) via routes accessible from the stables.

This building complex is a relaxing place away from the hustle and bustle of the city.

Several types of financing and legal arrangements can be made for a purchase (in your own name, as part of a company, or a combination of the two). This property generates attractive and reassuring rental income that can contribute to the acquisition project.

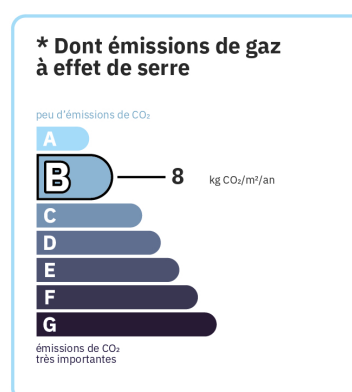
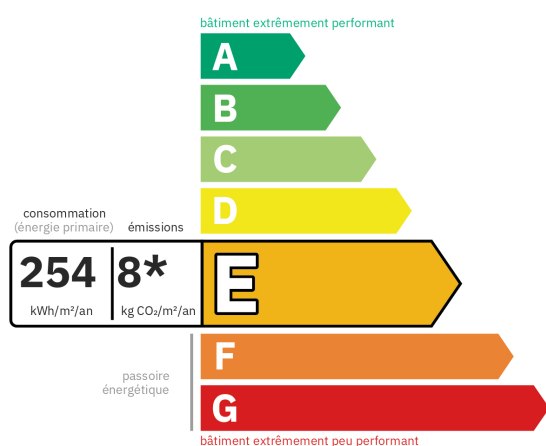
Non-contractual document information.

"Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

In accordance with article L. 561-5 of the French Monetary and Financial Code, you will be asked to provide a copy of the identity document of all visitors before any visit.

## Overview

Property ID	VM338
Property Price	3 675 000 €
Size	150.00
Land Area Size	35 a 40 ca ha
Net selling price	0 €
Fees payable by	SELLER
Fees (incl. VAT)	0 €
ECD	E (254)
GHG	B (8)
Date of completion of the ECD	09/06/2023
ECD version	2021
Estimated costs min	2 310 €
Estimated maximum costs	3 160 €
Reference year for calculating costs	2021
Final energy consumption	111.00



## Photos





## Contact

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