



FC129

**STABLES PLUS PADDOCKS LA RUE DES FONTAINES,
ST. MARTIN, JE3 6EF**

Asking Price

£575,000

FINE & COUNTRY
JERSEY

Property details

FREEHOLD - Located down a tranquil country lane in rural St. Martin, these commercial equestrian facilities offer an ideal setup for horse enthusiasts. The property includes six loose boxes, one of which is a foaling box, along with separate tack rooms and a hay store/tack room situated behind the boxes. There is a concrete enclosed yard and ample hard-standing parking for cars and horse boxes.

The property also features approximately 12 verges of post-and-railed grazing land, with the flexibility to divide the grazing areas as needed.

Outside

Stables - 6 full size loose boxes, 12x12, including a corner foaling box, 2 tack rooms, a store, yard, power and water. Electric post and rail fencing.

Services

Mains drains for all areas.

Directions

From Maufant head north towards St Martin's Village. Pass the Co-Op, pass La Rue du Hucquet on the left and take the second right into Rue des Buttes. Take the first left into Rue des Fontaines, drive through the 'S' bend and the property is located on the left hand side.





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MONEY LAUNDERING REGULATION - Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.