

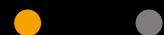


EQUESTRIAN SPORTS COMPLEX

DEAUVILLE, FRANCE

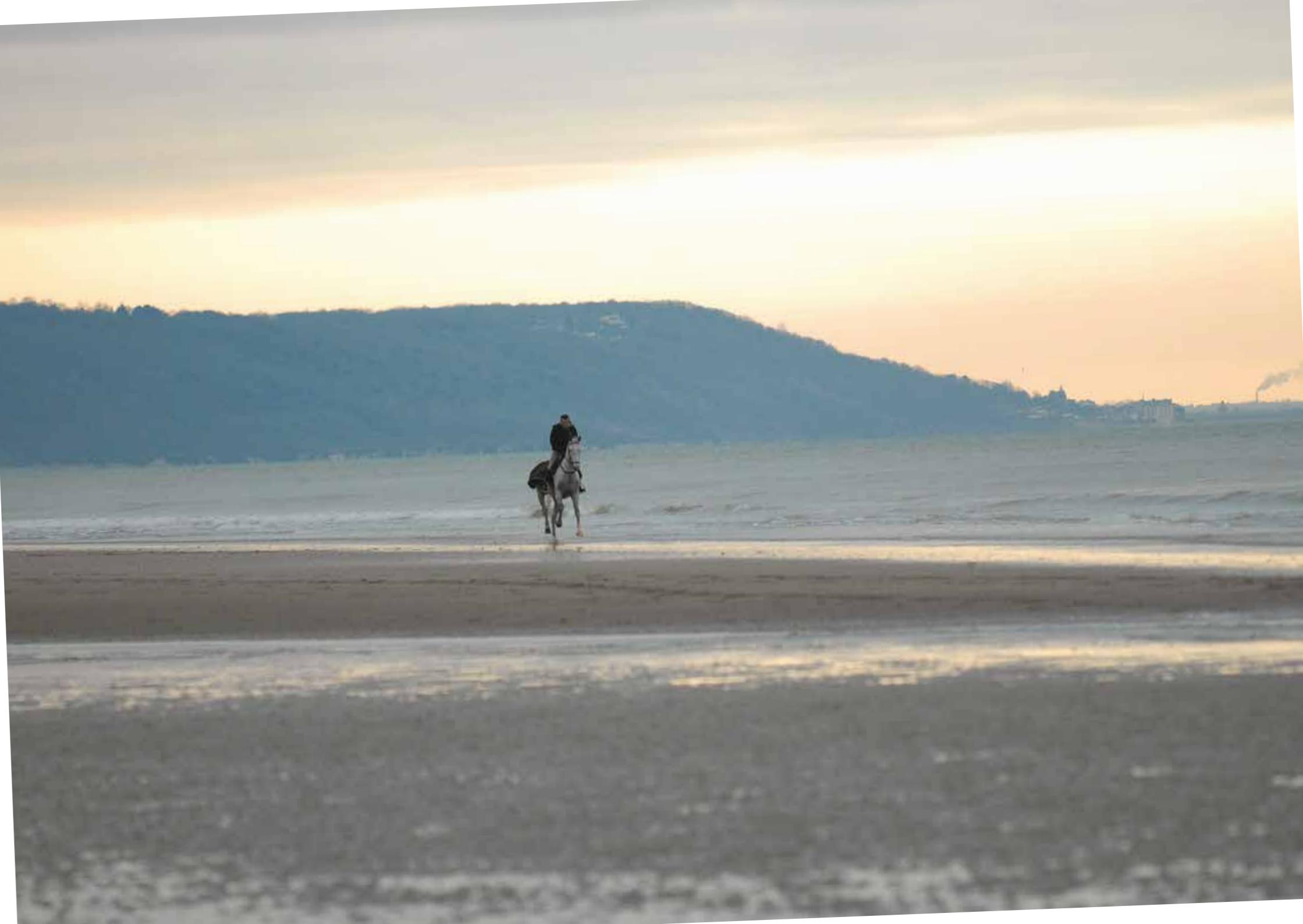


FAMOUS INTERNATIONAL SPORTS COMPLEX



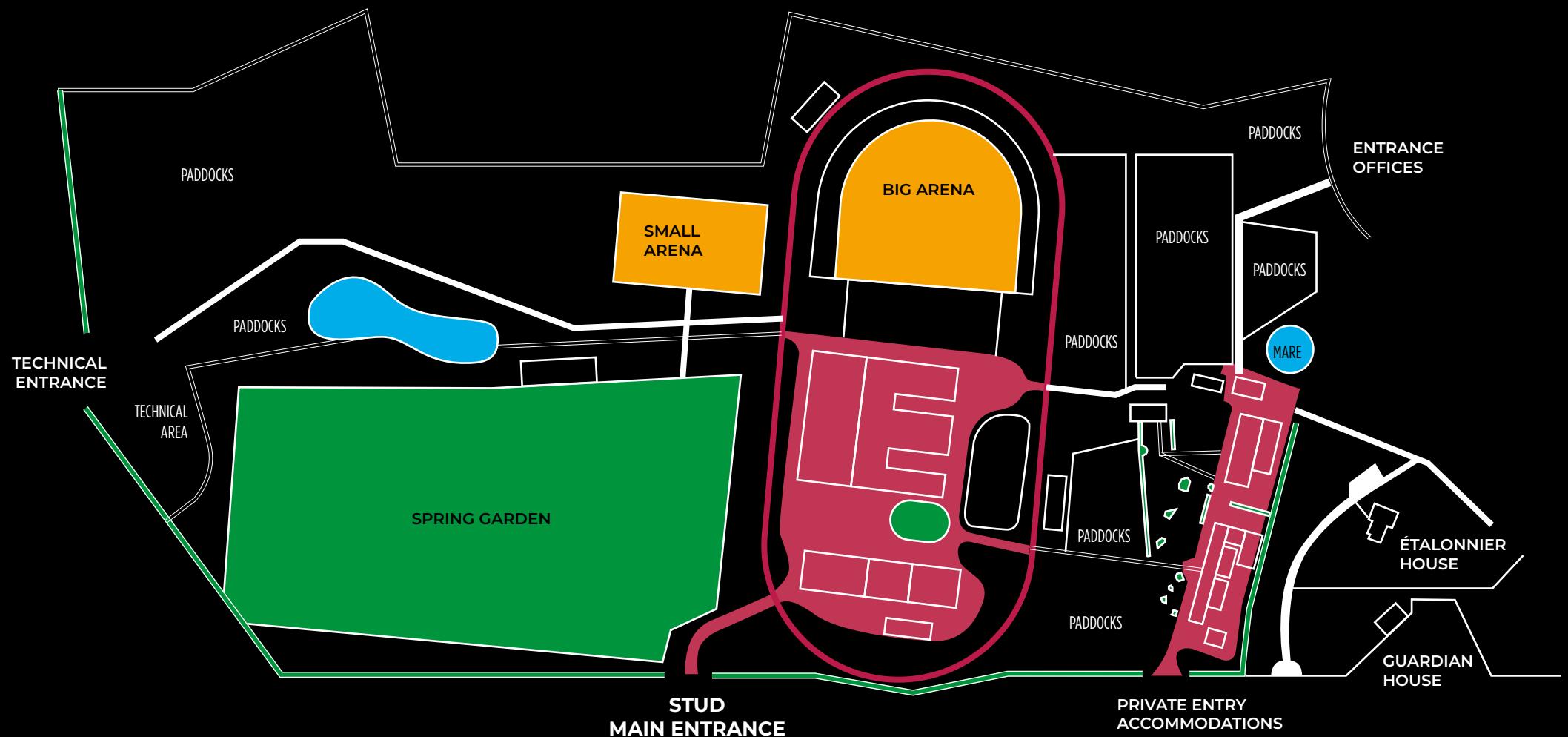
- | | |
|-----------------------|--|
| OLYMPIC
GOLD MEDAL | 3 SILVER
MEDALS |
| RIO 2016 | CAEN 2014
WORLD EQUESTRIAN
GAMES |

DEAUVILLE



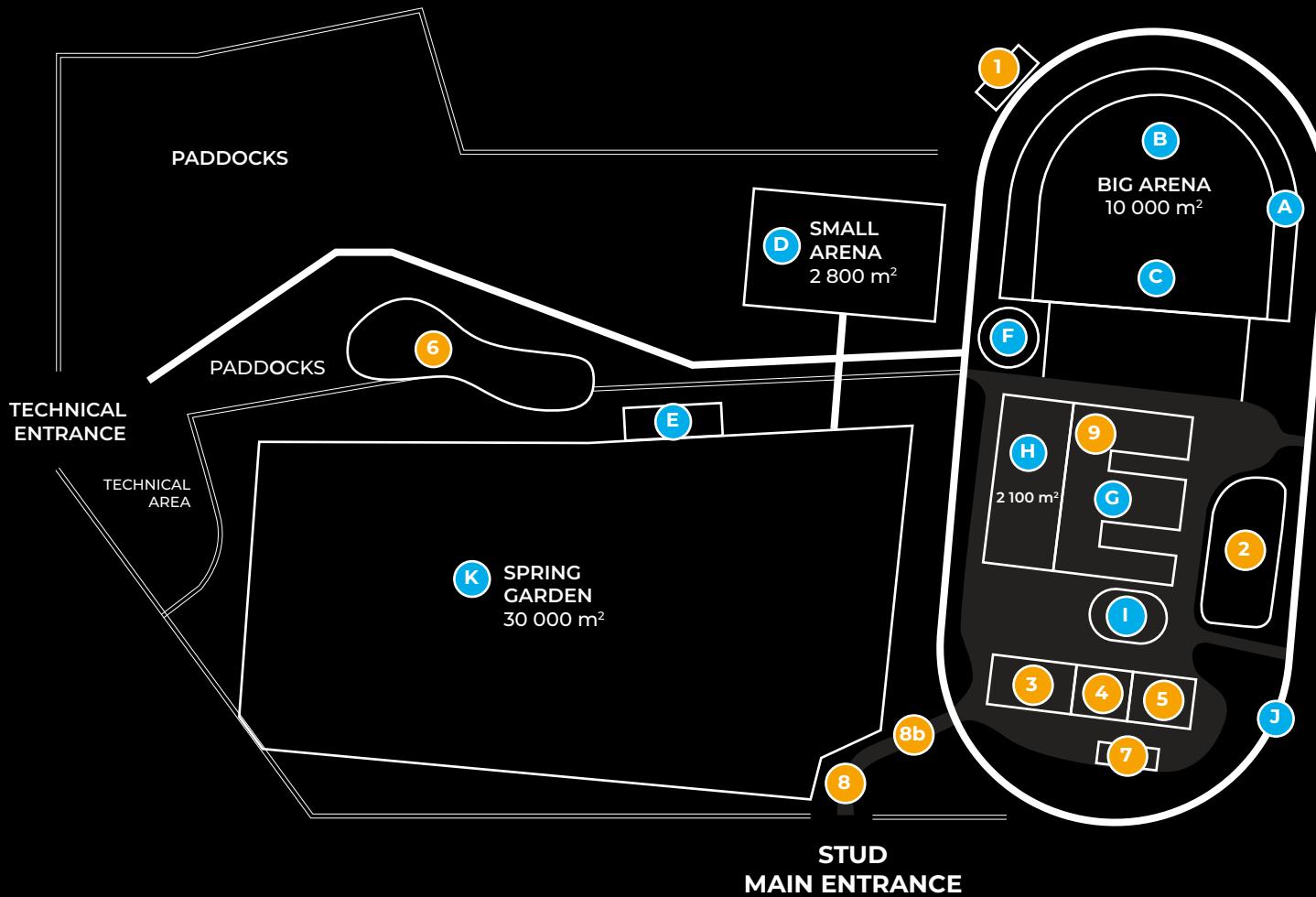
GENERAL PLAN

21 HECTARES (52 ACRES)
IN ONE TRACT



HEDGES - KEEPSAFE FENCES
HT 1,92m

EQUESTRIAN SPORTS COMPLEX



1	Fences stock
2	Small paddocks
3	Shed and closed feed room
4	Manure pit
5	Trucks garage
6	Reserve and recovery of water
7	Fuel supply area
8b	Stud portal
8	Security lock
9	House club
A	Big arena - Grassy area (3.000m ²)
B	Big arena - Area with fibrous sand (7.000m ²)
C	Big arena - 135 x 110m
D	Small arena - 80 x 35m
E	Gallery
F	Lunging ring
G	Stable with 3 barns (42 box)
H	Inside arena with fibrous sand - 70 x 30m
I	Covered horse walker - 27 x 17m - 11 horses
J	Training track - 800 x 6m
K	Spring garden with natural fences

EQUESTRIAN FACILITIES

























OUTDOOR ARENAS AND TRACK





















BARNS







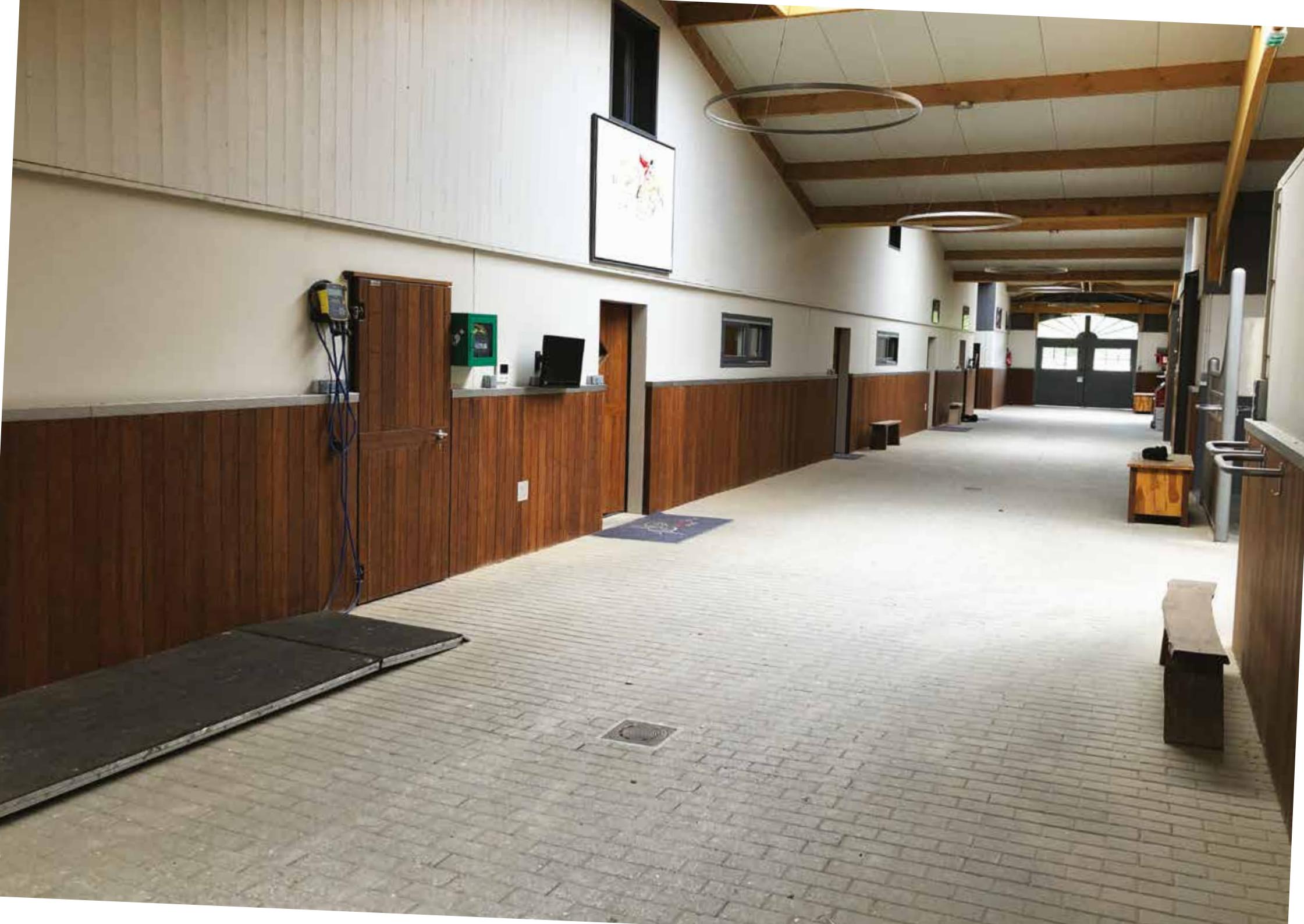












TACK ROOMS







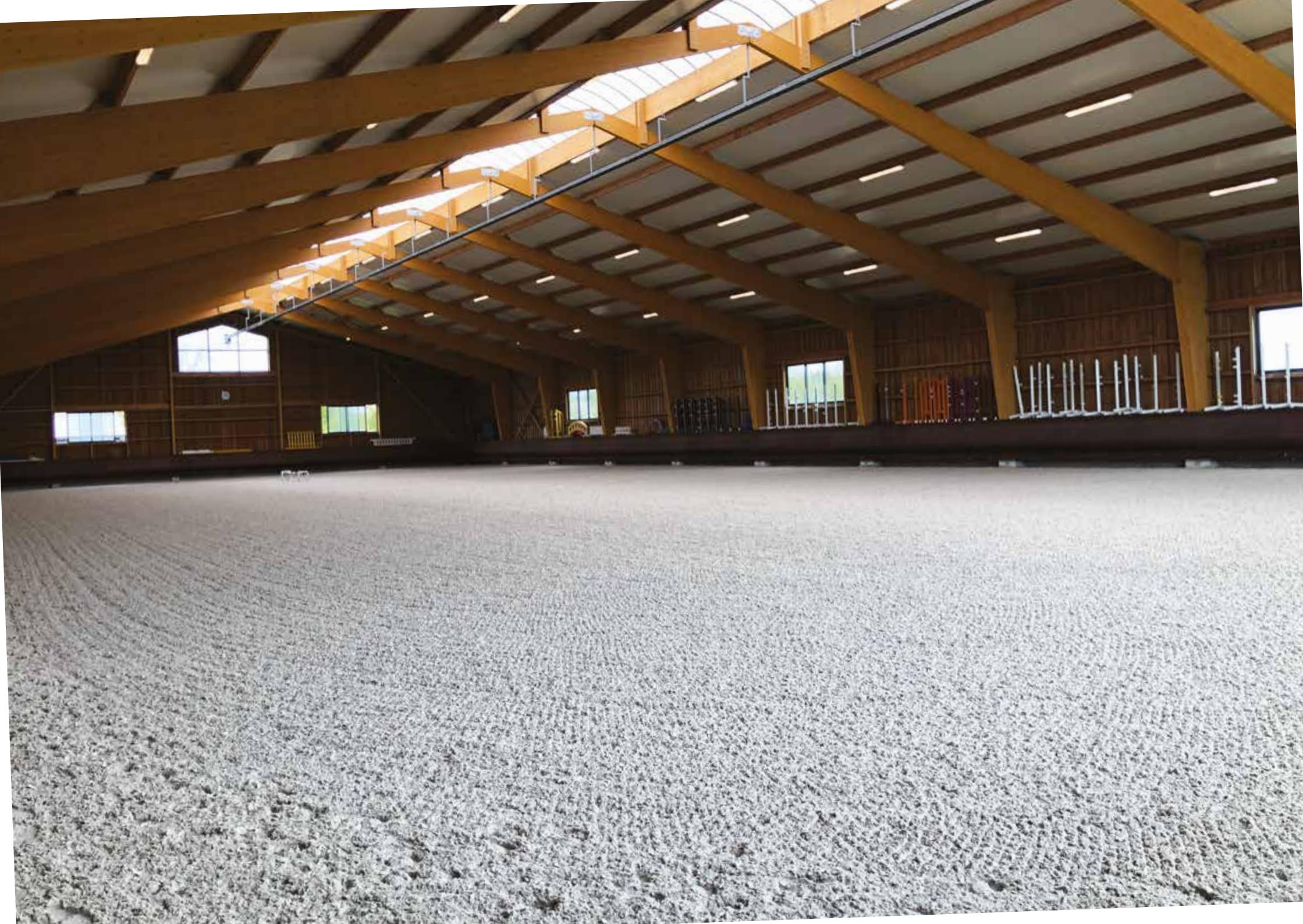
INDOOR ARENA











CLUB-HOUSE







STABLES
QUARANTINE AREA



REPRODUCTION CENTER



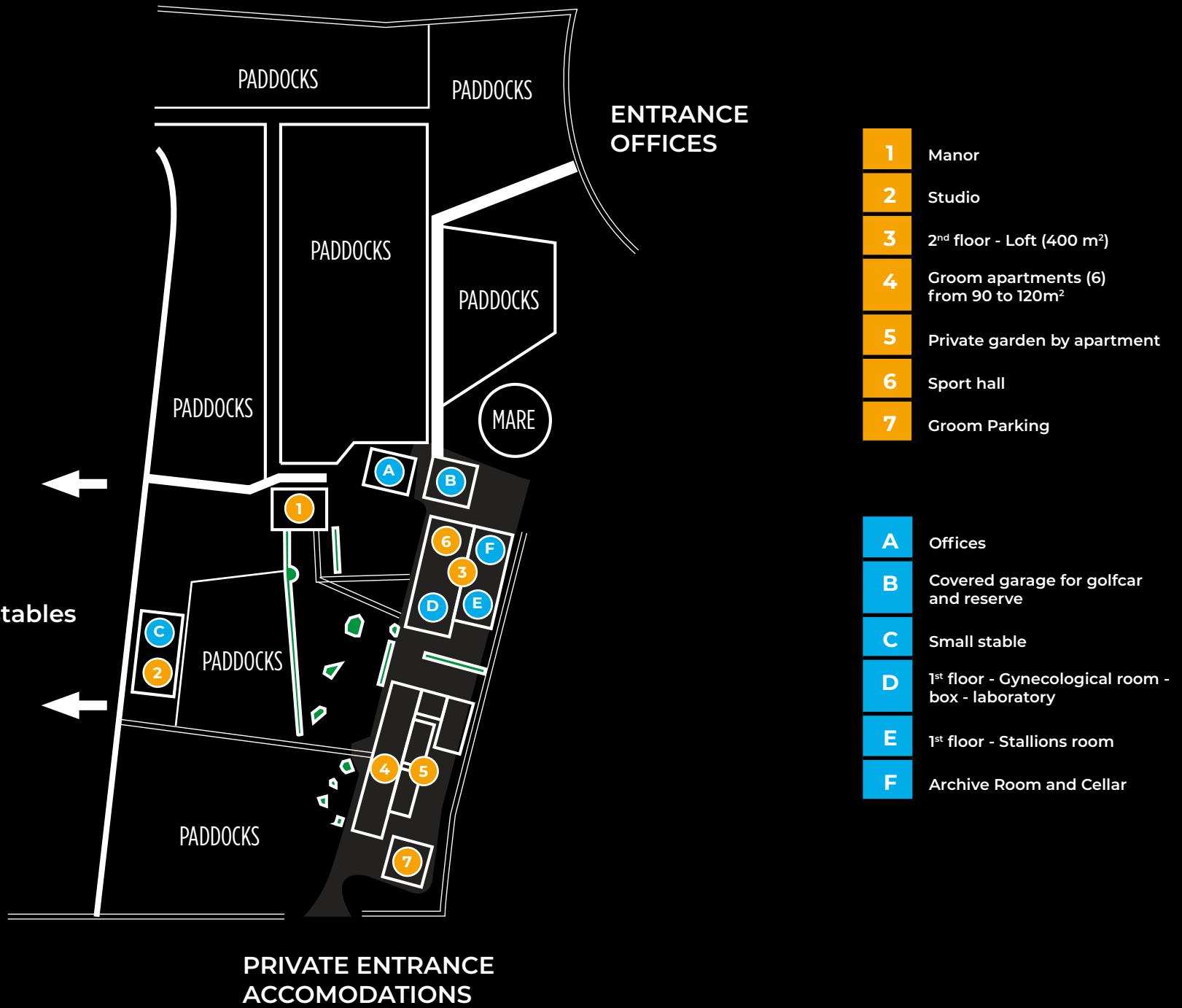








PRIVATE
COMPLEX













OFFICE AND ANNEXES













ARCHIVE ROOM



EQUIPPED
GYM







STAFF APARTMENTS















EXPERT/ONE BEDROOM
APARTMENT







MANOR























GUEST HOUSE LOFT























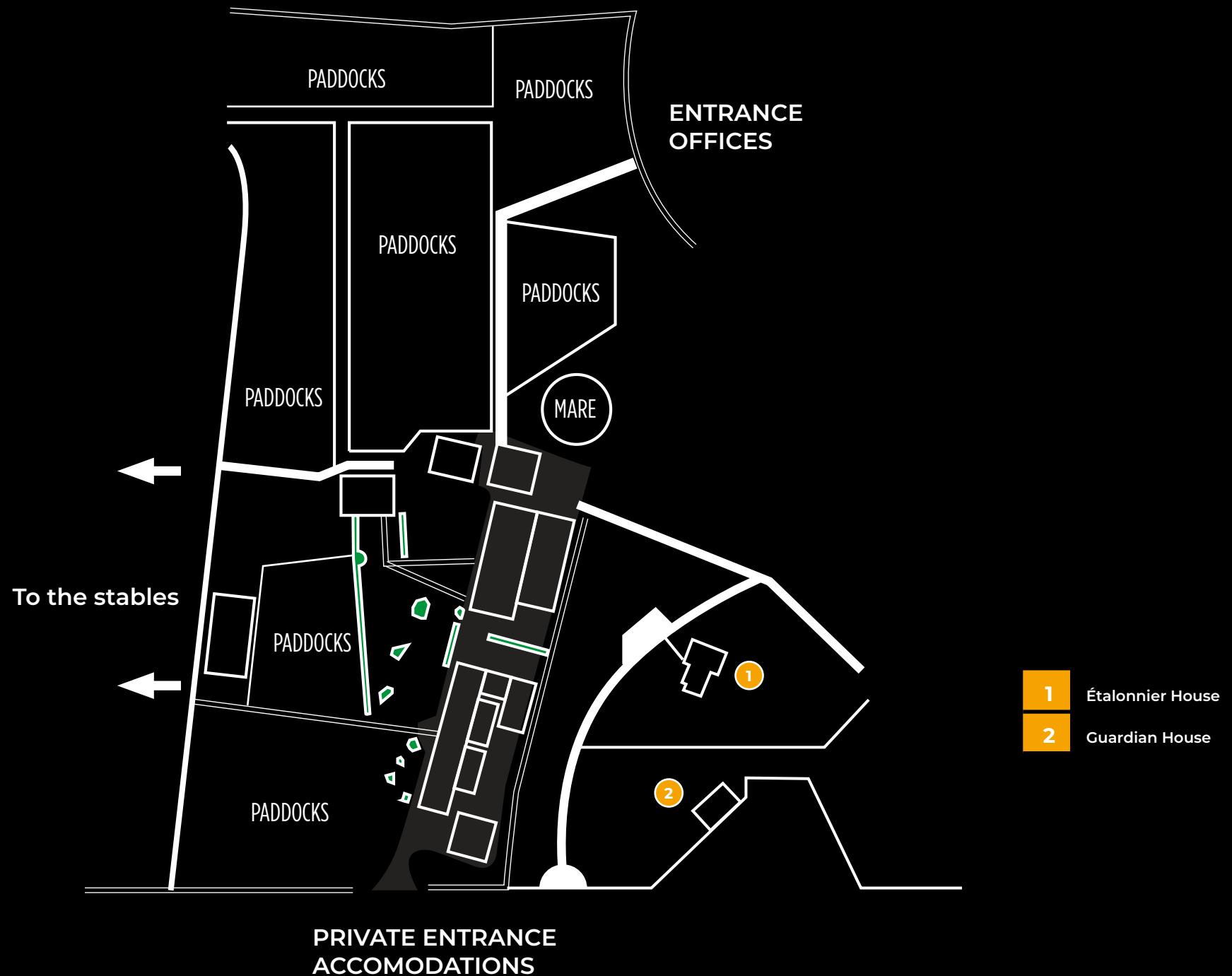




WINE CELLAR



VILLAS



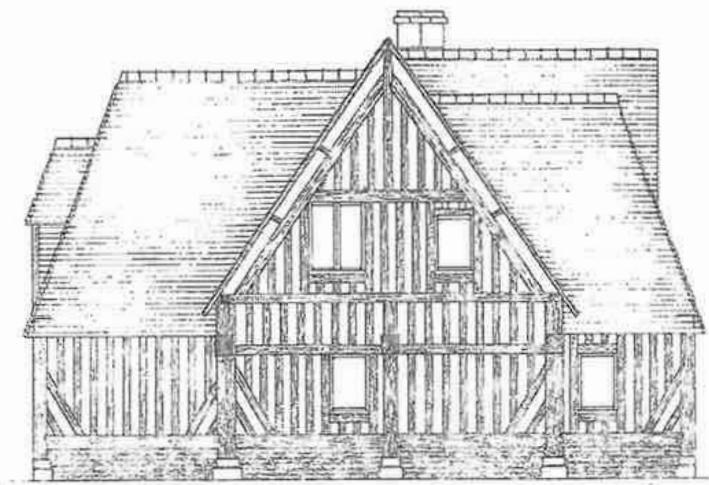
STUDGROOM
HOUSE







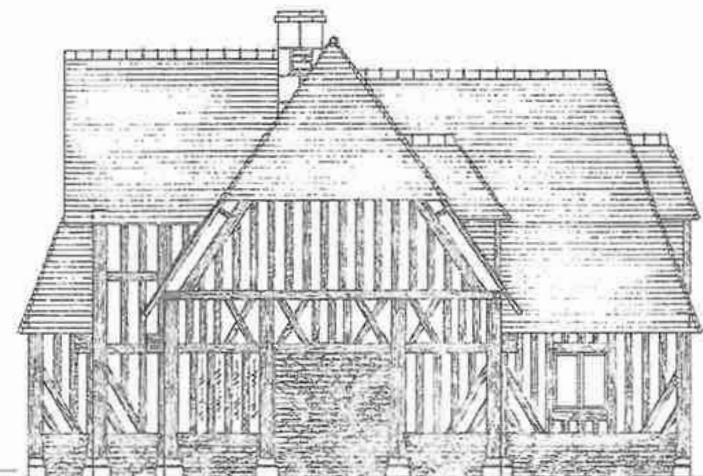
FACADE SUD EST



Pignon NORD EST



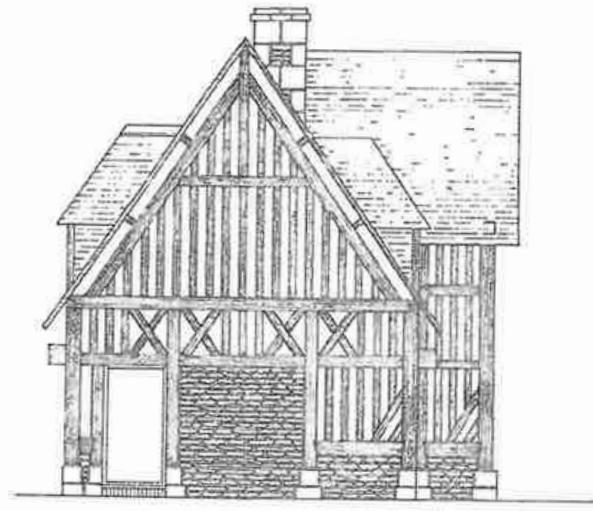
FACADE NORD OUEST



Pignon Sud Ouest

CARETAKER HOUSE

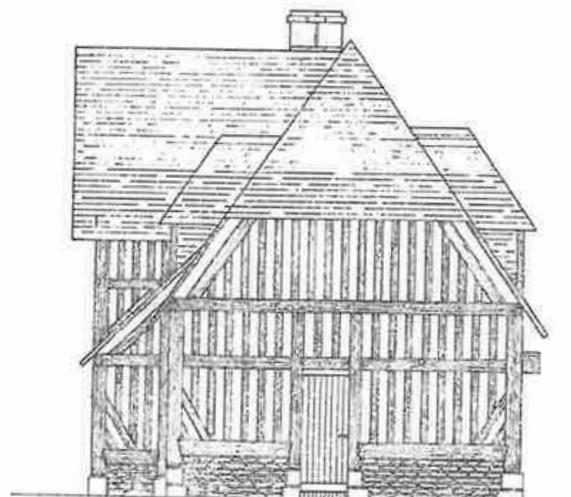




PIGNON EST



FACADE NORD



PIGNON OUEST



FACADE SUD

DEAUVILLE

PRIVATE INTERNATIONAL SPORTS COMPLEX FOR THE HIGH
LEVEL IN JUMPING & DRESSAGE

21 HECTARES (52 ACRES) IN ONE TRACT

5 MINUTES FROM THE BEACH, RACECOURSES,
PÔLE INTERNATIONAL DU CHEVAL LONGINES AND SHOPS

PRIVATE FACILITIES

2 ECTARES (52 ACRES)
E TRACT

STAFF QUARTERS

- **Expert one bedroom apartment** (40 square meters) with on the ground floor living room fitted kitchen and on the 1st floor office space, bathroom and bedroom.
- **3 grooms apartments** **of 120 square meters** with private gardens comprising: living room, dining room, fitted kitchen, bathroom with bathtub, 2 bedrooms
- **3 grooms apartments of 90 square meters** **comprising:** living room, dining room, fitted kitchen, bathroom with bathtub, 1 bedroom
- **70 and 100 square meters private garages**
- Access 1 private independent property

PRIVATE QUARTERS

- **250 square meters manor with private garden and terrace**
On the ground floor: an equipped kitchen, a laundry room and a dining room
Upstairs: two bedrooms with en-suite shower roomss
On the second floor: an apartment with a bedroom, a bathroom with bathtub and a living room
- **400 square meters Loft** with entrance hall, opening onto 1 guest bedroom and onto a corridor leading to the laundry, guest toilet, on one side 1 large living room-kitchen of 180m², on the other side 1 Master room of 150 m² with bathroom, toilet and dressing room

2 ECTARES (52 ACRES)
E TRACT

OFFICES AND ANNEXES

- Management office of the sports complex (2 offices and à 100 square meters meeting room) with private access 2, independent property- Garage couvert de 200 m²
- 200 square meters covered garage
- Archive room and storage with air conditioning
- Secured wine cellar
- Large gym with changing rooms
- Waste shed

EQUESTRIAN FACILITIES

2 ECTARES (52 ACRES)
E TRACT /55 STALLS

EQUESTRIAN BUILDINGS

- Stable of 3 barns
- Covered arena of 2100 square meters
- 300 square meters covered horse walker 27m x 17m for 11 horses
- Quarantine area with 7 boxes
- 320 square meters covered trucks garage
- 370 square meters storage shed with 60 square meters close feed room
- 150 square meters shed for agricultural machinery storage
- Manure pit for waste management box stall
- 80 square meters shelter for fences

PROFESSIONAL STABLE WITH A CENTRAL CORRIDOR DISTRIBUTING

Ground floor

- 1 Covered arena of 2100 square meters (70 x 30m) with automatic watering
- 3 barns for a total of 42 boxes

Each barn including:

- 14 boxes of 16 square meters with rubber protection floors and walls
- 3 preparation stalls
- 1 solarium area
- 1 feed room
- 1 tack room Of 60 square meters with with TV channel and independent dressing room
- Network of surveillance cameras for horse boxes

Common areas including

- 1 Professional launderette
- 1 groom dining room
- WC Men / Women
- 2 horse care rooms
- 1 veterinary pharmacy

First floor

- A club house with a view on the arena
- A management office
- A cloakroom/shower/W set for experts and external riders

EQUESTRIAN FACILITIES

21 HECTARES (52 ACRES)
IN ONE TRACT /55 STALLS

TRAINING ARENAS AND TRACK with automatic sprinklers water recovery

- 10 000 square meters showjumping arena (135m x 110m) of which 7 000 square meters in fiber soil and 3000 square meters in grass
- 2800 square meters dressage arena (80m x 35m)
- 30 000 square meters drained spring garden (220m x 135m) with natural obstacles including a wolf pit, water tray, gap and double liverpool
- Oval training sand track 800m x 6m
- Sand lunging ring of 18m diameter
- Numerous paddocks of different sizes (about 4 hectares)

REPRODUCTIVE CENTER WITH EUROPEAN AGREEMENT INCLUDING

- Private parking for service vehicles at the entrance of the complex
- WIFI network throughout the property
- Reserved area for trucks fuel supply
- Box management with electric golf-cars and adapted waste bins
- Permitted traffic using electric golf-cars
- Reduced noise and pollution for the well-being of horses
- Access 4 independent property on Technical part of equipment and management of green waste
- Property under camera surveillance of equestrian and private outdoor spaces

REPRODUCTIVE CENTER WITH EUROPEAN AGREEMENT INCLUDING

- 1 Gynecology room
- 4 boxes for broodmares
- 1 Insemination lab
- Room for breeding stallions with double access and wall and floor protection

VILLAS FACILITIES

VILLA N°1 OF 180M² WITH GARDEN AND TERRACE

Garden level:

- Double living room with open fireplace
- Dining area with direct access to terrace and garden (Burgundy stone floor)
- Fitted kitchen opening onto living room with access to terrace
- Dressing room
- Large bedroom with direct access to the garden
- Bathroom with bath, shower, double washbasins and toilet
- Guest toilet
- Utility room

First floor:

- Landing with wood flooring
- Utility room
- Suite with bathroom (bath, washbasin, toilet)
- Double bedroom with garden view
- Shower room with toilet
- Office
- Small shed next to the laundry room

RECENTLY BUILT (2018)

HIGH-QUALITY, NOBLE MATERIALS: WOOD PANELING, WOOD FLOORING, STONE, ETC.

SPACIOUS ROOMS

FIREPLACE WITH WOOD BURNER

OPEN VIEW OVER THE COUNTRYSIDE

GOOD EXPOSURE

VILLAS FACILITIES

RECENTLY BUILT (2018)

HIGH-QUALITY, NOBLE
MATERIALS: WOOD PANELING,
WOOD FLOORING, STONE, ETC.

SPACIOUS ROOMS

FIREPLACE WITH
WOOD BURNER

OPEN VIEW OVER
THE COUNTRYSIDE

GOOD EXPOSURE

VILLA N°2 OF 100M² WITH GARDEN AND TERRACE

Garden level:

- Entrance hall
- Living room with fireplace and dining area (stone floor) with direct access to the garden
- Fitted and equipped kitchen opening onto the living room
- Storage space
- Guest toilet

First floor:

- Landing with wood flooring
- Two spacious bedrooms with garden views
- Bathroom with bath, shower and toilet
- Utility room



DISTANCE FROM THE PROPERTY

- Deauville
3 miles
- Arqana (Yearling Sales)
2.5 miles
- Deauville racetrack
3.1 miles
- Deauville airport
7.5 miles
- Cabourg racetrack
12.5 miles
- Caen international airport
28 miles
- Paris
124 miles - via A13