Centre de sports équestres exclusif

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Centre de sports équestres exclusif

Un haras historique, méticuleusement restauré selon les normes les plus strictes. La propriété représente un mélange unique de patrimoine, de tradition et d'infrastructures équestres de pointe.

Terre
Environ 21 hectares de terres en pleine propriété et en location, avec un potentiel d'expansion de plus de 100 hectares (y compris les droits de chasse).

Installations résidentielles et d'accueil
Le domaine comprend une résidence principale de 510 m² d'espace habitable, avec des jardins d'hiver et d'été. Les équipements supplémentaires comprennent deux appartements pour les invités, une réception représentative avec un salon et un bar, et des installations pour les événements pouvant accueillir jusqu'à 150 personnes.

Les écuries
L'installation comprend 42 boxes pour chevaux et 3 boxes spacieux pour poulains, avec une capacité d'extension de 60 boxes supplémentaires.

Infrastructures sportives
La propriété est entièrement équipée d'installations équestres de première qualité, notamment un marcheur pouvant accueillir jusqu'à 8 chevaux, un rond de longe, des arènes extérieures professionnelles et un manège couvert adapté aux compétitions internationales. Ce haras historique a fait l'objet d'une rénovation approfondie et d'une remise à niveau complète, alliant son caractère traditionnel aux technologies modernes les plus récentes.

Situation et cadre
Située dans l'une des régions les plus dynamiques d'Europe sur le plan économique, la propriété bénéficie de la proximité immédiate d'aéroports internationaux, d'universités de premier plan et de grands centres métropolitains. Le domaine offre un rare équilibre entre intimité et accessibilité – entouré de paysages naturels préservés tout en restant parfaitement connecté à la vie urbaine. Sa situation stratégique garantit une excellente accessibilité aux acheteurs et investisseurs internationaux. Située dans une zone écologiquement vierge, la propriété est à l'écart de la ville, proche de la mer, et offre une combinaison exceptionnelle de tranquillité, d'exclusivité et de connectivité.

Prévisions financières

Mesure financière	Scénario prudent	Scénario de base	Scénario optimiste
Capacité d'accueil, de formation et d'organisation d'événements	environ 60 %	environ 80 %	environ 95 %
Chiffre d'affaires brut annuel estimé	**~1 200 000 EUR**	**~1 800 000 EUR**	**environ 2 500 000 €**
Coûts d'exploitation estimés(Personnel, alimentation animale, entretien, assurance)	environ 900 000 €	~1 250 000 €	environ 1 600 000 EUR
EBITDA estimé	**environ 300 000 EUR**	**environ 550 000 €**	**environ 900 000 €**
Marge EBITDA implicite	**~25,0 %**	**~30,5 %**	**~36,0 %**

TARGET PRICE
$ 8,750,000

GROSS REVENUE
$ 1,250,000

EBITDA
$ 650,000

BUSINESS TYPE
Le sport

COUNTRY
Allemagne

BUSINESS ID
L#20261033

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