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Luxurious Equestrian Estate

573 Chemin de Brézilhac
11240 Ferran, France

360° priceless vistas, heated pool, and turnkey equestrian facilities

Welcome to a rare opportunity to acquire an exceptional French country equestrian estate nestled in the rolling landscapes of **Ferran, Occitanie**, often likened to “French Tuscany.” This property offers serene privacy, panoramic views, and best-in-class amenities for both family living and equestrian pursuits. The estate invites a lifestyle of refinement, outdoor living, and competitive horse care.

Property Overview

Type: Luxury Country Estate with Equestrian Facilities

Configuration: 3 bed, 3 bath (all en suite), 2 living rooms, dining room, 150 sq meters of covered terrace

Size: approximately 60,000 sq meters of land with no easements

Location: 573 Chemin de Brézilhac, 11240 Ferran, France

Region: Occitanie – Historic, scenic, and culturally rich

Price: €1,500,000

This estate combines classic French country charm with modern comfort and utility. Set on expansive grounds with open pasture, paddocks, and riding arena access, the home and facilities are ideal for buyers seeking a private retreat, equestrian hub, or destination residence. Land is buildable; a caretaker residence or additional stables can easily be added.



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Key Features & Amenities

Main Residence

- Spacious layout designed for European country living
- Large living areas with abundant natural light from 47 windows
- Elegant finish details throughout
- Multiple terraces with uninterrupted views
- Outdoor Lifestyle & Recreation
- Heated pool perfect for year-round enjoyment. chlorine with electronical system
- Expansive terraces and outdoor dining areas overlooking the countryside
- Privacy and tranquillity
- 14 olive trees - produce your own olive oil!

Views & Setting

- 360° panoramic views of rolling hills and countryside, a signature characteristic of premier Occitanie properties
- Quiet, private lanes with easy access to regional towns, vineyards, and cultural attractions

Ownership Structure & Administrative Support

The current owner operates an agricultural business structure associated with the property. This structure may offer advantages to future owners, including:

- potential recovery of VAT (TVA) on certain agricultural or equestrian investments
- an existing framework that can assist buyers wishing to develop an agricultural or equestrian activity

In addition, the current owner is a former notary, and can assist buyers in understanding the French legal and administrative process related to property acquisition and relocation.

International buyers may also receive guidance regarding:

- long-stay visa procedures
- residency permit applications
- company or agricultural structure setup if desired

**These elements can significantly simplify relocation or long-term stays in France.*



For a video of the property

[CLICK HERE](#)



Professional Equestrian Facilities

The estate offers a fully operational equestrian setup designed for riders seeking both lifestyle and functionality.

Training Area

- 45 m × 30 m riding arena
- Premium BORDSOL competition-grade footing
- Professional base and drainage system
- Automatic irrigation system maintaining optimal footing conditions year-round
- Wind protection barriers around the arena

Round Pen

- 16 m diameter round pen
- BORDSOL professional footing
- Ideal for groundwork, young horse training, and daily exercise

Stabling

- 4 exterior stalls, with fans and rubber mat, each opening directly onto its own paddock with terrace access
- 2 interior stalls, suitable for horses, storage, or hay
- 1 additional stall behind the barn, opening directly onto a 2,500 m² paddock
- tack room - infra red, shower with hot water

Turnout & Land

- Approx. 6 hectares (about 15 acres) of land
- Multiple fenced paddocks and grazing areas
- Secure fencing suitable for horses
- Direct access to surrounding countryside trails for hacking

The property comfortably accommodates 6 to 8 horses with space for expansion if desired.



Why International Buyers Choose Occitanie

Occitanie has become one of the most attractive regions in France for international property buyers due to:

- Rolling landscapes of vineyards, hills, and sunflower fields
- Authentic French villages and gastronomy
- Mediterranean climate with abundant sunshine
- Strong equestrian culture and countryside lifestyle
- Accessibility to international airports and major European cities
- Accessibility to mountains: Andorra and to Mediterranean beaches 1 hour, and Spain



Lifestyle & Cost of Living

Southern France combines exceptional quality of life with lower everyday expenses compared to most major U.S. regions.

Typical monthly living costs for a couple enjoying a high-quality lifestyle with fresh local produce:

Fresh groceries and local markets	€800 - €1000 per month
Utilities	€150 - €250
Private health insurance	€100 - €250

Property tax (annual): approximately €4,200.

Residents benefit from:

- abundant local food markets and vineyards
- excellent healthcare infrastructure
- a safe countryside environment
- a Mediterranean-influenced climate with over 300 sunny days per year

For many international buyers, maintaining a countryside estate in Southern France can be significantly more affordable than comparable properties in the United States.

For American buyers, this location delivers the quintessential French lifestyle: pastoral privacy without isolation, historic charm without inconvenience, and European accessibility paired with exceptional quality of life.

Despite its peaceful rural setting, the estate offers convenient access to major destinations:

- Carcassonne International Airport – 25 minutes
- Toulouse International Airport – 50 minutes
- Mediterranean coast – about 1 hour
- Barcelona – approximately 3.5 hours by car, allowing easy access to iconic landmarks such as La Sagrada Familia

Location & Regional Appeal

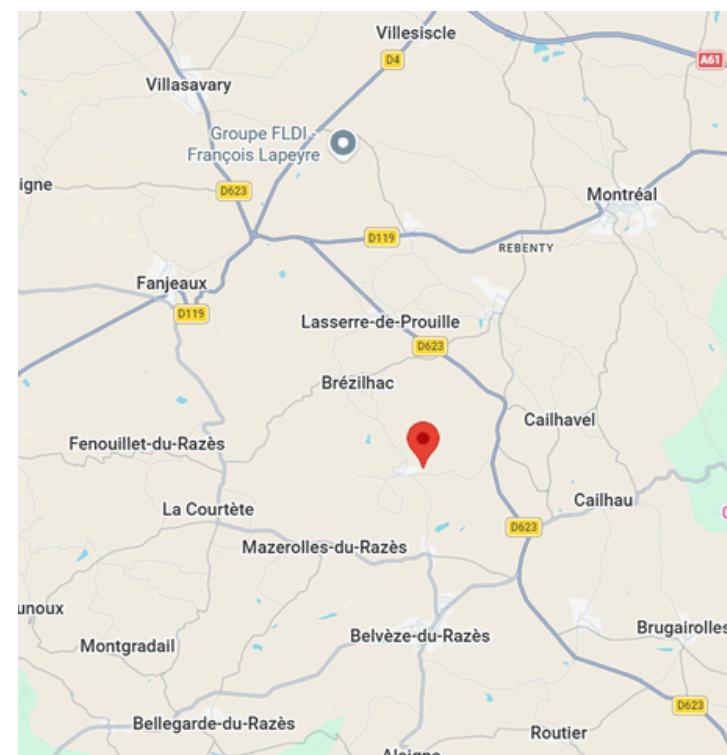
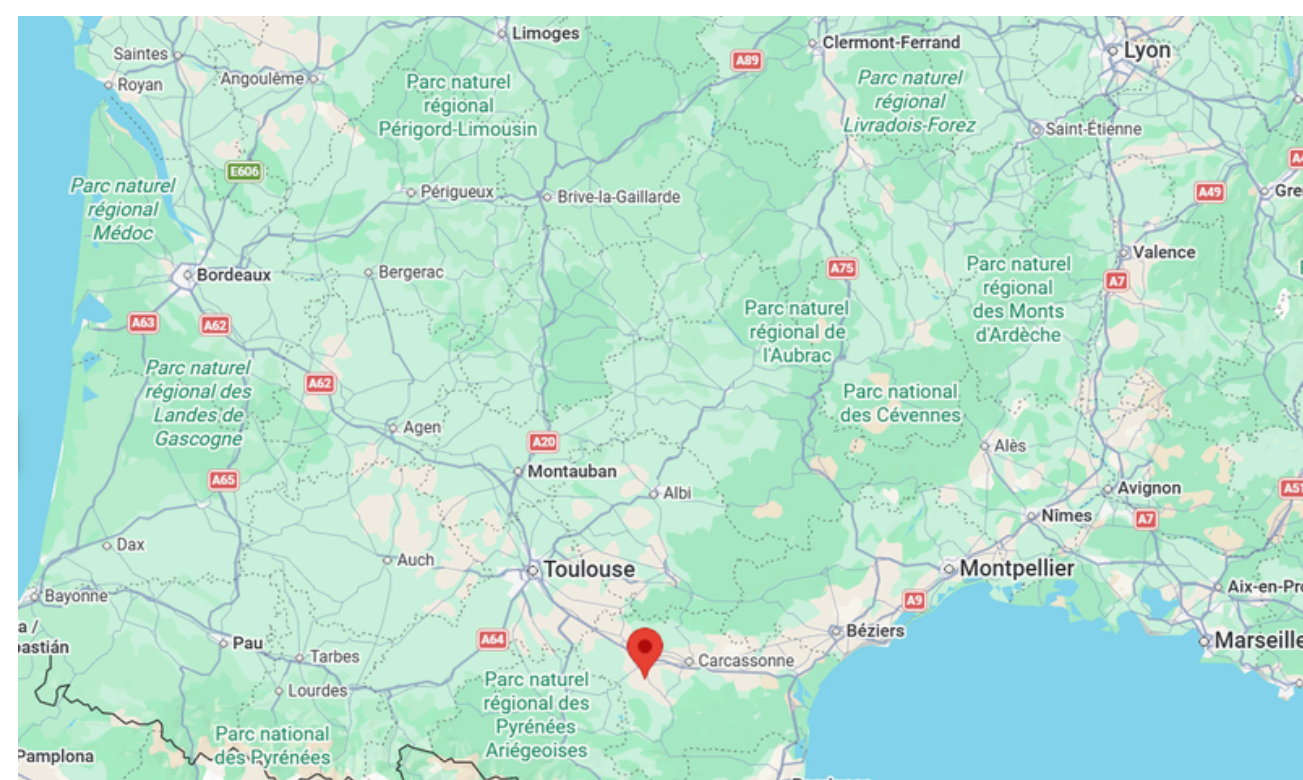
This estate enjoys one of Southern France's most coveted settings: peaceful, scenic countryside paired with exceptional access to culture, commerce, and travel infrastructure. The region is rolling hills, vineyards, sunflower fields, and a Mediterranean-influenced climate offering over 300 days of sunshine annually.

Nearby lies Carcassonne, a UNESCO-recognized medieval city famed for its fortified citadel, fine dining, open-air markets, boutique shopping, and international airport. Carcassonne provides everyday conveniences including supermarkets, healthcare facilities, schools, and equestrian suppliers.

Within comfortable driving distance is L'Auberge du Vieux Puits in Fontjoncouse, a three-Michelin-star institution long regarded among the finest restaurants in the world, drawing international culinary pilgrims year after year.

Approximately one hour away lies Toulouse, a dynamic economic and cultural hub with international travel connections, luxury shopping, renowned universities, and a thriving arts scene.

For American buyers, this location delivers the rare combination of pastoral privacy, equestrian heritage, world-class dining, and seamless access to European infrastructure, the essence of elevated French living.



Investment Highlights

Why 573 Chemin de Brézilhacx stands out:

- **Turnkey equestrian operation**, move-in ready for owner's use or rental
- Lifestyle appeal with strong resale potential
- **Residency & Corporate Structure Inclusion:** The purchase includes legal and administrative conveyancing support related to French residency procedures, along with transfer of an existing French business entity that may assist with residency qualification.

This location combines **countryside privacy** with excellent **international connectivity**.

This estate is an ideal destination for:

- Equestrian enthusiasts
- Buyers seeking a second home or primary residence abroad
- Investors desiring a property with strong lifestyle and leisure appeal





Architectural Style & Design Character

The estate reflects the timeless elegance of French Country architecture, blending rustic authenticity with refined comfort. With warm stone elements, soft earth tones, and a natural connection to the landscape, the home feels both grounded and graceful within its pastoral setting.

Inside, the home showcases a balance between traditional charm and modern livability. Generous ceiling heights, natural materials, and large rooms that prioritize light, air, and flow. Large windows frame the surrounding countryside like living artwork, reinforcing the seamless connection between interior and exterior spaces.

Terraces and outdoor living areas are an essential part of the home's design, encouraging alfresco dining, sunset gatherings, and a true indoor-outdoor lifestyle that buyers often seek when investing abroad. The aesthetic is neither overly ornate nor minimalist; rather, it is understated luxury; comfortable, welcoming, and sophisticated.

For equestrian buyers in particular, the home's style complements the estate's agricultural elements beautifully. The residence does not compete with the land, it enhances it. The result is a cohesive country estate that feels authentic, established, and timeless. The very essence of refined French rural living.







About MHG Commercial:

MHG Commercial is the Dark Horse of commercial real estate - independent in spirit, relentless in strategy, and built to win. We don't follow the herd or chase headlines. We identify opportunity before the crowd sees it and create leverage where others see limits.

Rooted in integrity and powered by collaboration, our team moves with confidence across asset classes and markets from local deals to international opportunities. When others play it safe, we play it smart.

Different by design. Strategic by nature. The Dark Horse advantage.

Exclusively listed by: 



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