



## SUPERB EQUESTRIAN ESTATE IN THE DORDOGNE, WITH MAGNIFICENT PRINCIPAL HOUSE AND 144 HA OF LAND INCLUDING LAKES

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DORDOGNE, WITH  
MAGNIFICENT PRINCIPAL  
HOUSE AND 144 HA OF  
LAND INCLUD...



PROPERTY FACT FILE	
REFERENCE	105936BLO24
PRICE	€ 2,970,000 £ 2,464,061* *agency fees to be paid by the seller
BEDROOM	15
BATHROOM	9
ACCOMMODATION	1500 m <sup>2</sup>
LAND	1440000 m <sup>2</sup>
TOWN	Saint-Barthélemy-de-Bussière
DEPARTMENT	Dordogne
LOCATION	Isolated
TYPE	Activité équestre, Gite Complex, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Lake

\*Price based on current exchange rate which is subject to change



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The manorial estate LE MAS is located in the meadow and forest landscape of the Perigord Vert. The grounds are situated in a quiet, green environment, bordered by meadows, deep forests, clean streams and lakes. Within a wide radius you will not find any intensive agriculture.

## DESCRIPTIF

The estate was at its most important in the 19th century as a summer residence of distinguished lords from Limoges. After a thorough renovation and a modern extension in the last 20 years, a tasteful ensemble of lovingly designed architecture was created.

Not only business rooms, workshops and a variety of equestrian / sports facilities have been added to the main building, but also a luxurious indoor swimming pool, a small chapel and well-kept park have been created. 5 minutes from the property there is a 9-hole golf course

The different buildings:

- Main house 535 m2;
- Laundry room 24 m2;
- Caretaker's house 125 m2;
- Offices + apartments 265 m2;
- Central apartments 90 m2;
- Guest house 160 m2;
- Workshops 50 m2;
- Trophy room 330 m2;
- Bar + machine shed 30 m2;
- Covered riding arena 950 m2;
- Agricultural machinery shed 200 m2;
- horse stall 580 m2;
- Covered swimming pool 350 m2;
- Grain shed etc 200 m2

Culture has a tradition in Perigord, so to speak. Already more than 30,000 years ago, the modern peoples, the so-called Cro-Magnon-human, in the region of the Dordogne and Vézère rivers. Amazing cave paintings still bear witness to the immense creative power of our ancestors. But culture also has another meaning in southwestern France: food culture.

Far from the starred restaurants of big cities like Paris and Lyon, the cuisine is a little more natural, one could also say: more earthy. The black truffles, the "black gold" of the region, are world famous. They are pro

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I05936BLO24>

COMPLETE FILE AND PHOTO ON REQUEST

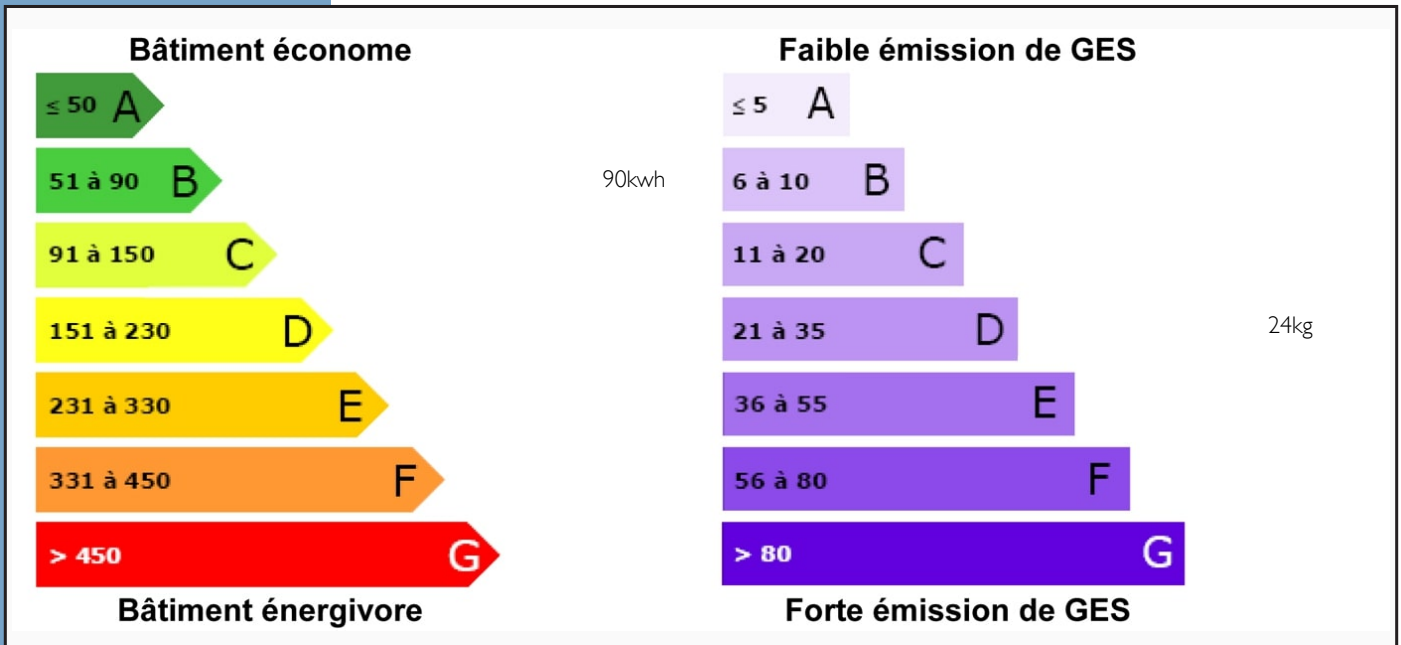


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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