



## EXQUISITE EQUESTRIAN HOMESTEAD SET IN 20 HECTARES WITH 12 LOOSE BOXES, BARN AND LAKE NEAR BRANTÔME

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PROPERTY FACT FILE	
REFERENCE	A08910
PRICE	€ 892,500 £ 756,438* <small>*agency fees included: 5 % TTC to be paid by the buyer (850 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	5
ACCOMMODATION	590 m <sup>2</sup>
LAND	201422 m <sup>2</sup>
TOWN	Brantôme en Périgord
DEPARTMENT	Dordogne
LOCATION	Isolated
TYPE	Maison de Campagne
CONDITION	Habitable
FEATURES	Swimming Pool, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	



- Equestrian property
- No immediate neighbours
- Fully fenced paddocks
- 12 extra large stables
- Swimming pool

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This property really must be seen to be appreciated. The farmhouse has been entirely renovated to a high standard with 5 bedrooms and 3 bathrooms and a fabulous 60m<sup>2</sup> kitchen. The attached cottage has a further 3 bedrooms and 2 bathrooms and is ideal for rental. The buildings sit in 20 hectares with numerous paddocks all with water

## DESCRIPTIF

Main house.

Ground floor.

Entrance 14m<sup>2</sup> tiled entrance hall with cloakroom (toilet and basin, additional 6m<sup>2</sup>)

Kitchen 63m<sup>2</sup> dining kitchen with fully fitted units. There is a multifuel ray burn as well as an electric range cooker with gas hob. Large island with induction hob. Dual aspect giving plenty of light.

Living room 53m<sup>2</sup> with log burning stove.

Dining room 33m<sup>2</sup> tiled floor and dual aspect.

Lobby 9m<sup>2</sup> giving access to the back kitchen

Back kitchen/boot room 20m<sup>2</sup> great storage space with sink.

Upstairs

Bedroom 1 Master suite; 44m<sup>2</sup> bedroom with exposed beams.

Dressing room 7.5m<sup>2</sup>. Bathroom 8.5m<sup>2</sup> with bath, separate shower, toilet and basin. Also an attached room of 7.5m<sup>2</sup> ideal as a nursery or second dressing room

Bedroom 2 16.5 m<sup>2</sup> with Juliette balcony and en-suite shower room 7m<sup>2</sup> with shower, basin and toilet.

Bedroom 3 16m<sup>2</sup>

Bedroom 4 20m<sup>2</sup>

Bedroom 5 24m<sup>2</sup> with en suite shower room 9m<sup>2</sup> with shower, basin and toilet.

Landing 32m<sup>2</sup>

The entire main house has 2 underfloor heating circuits connected to the oil-fired boiler. There are additional radiators which are connected to the Rayburn.

Cottage

Kitchen 22m<sup>2</sup> with fitted units, electric range cooker with gas hob and extractor. Door to terrace.

Living room 24m<sup>2</sup> with fireplace and log burner.

Dining room 36m<sup>2</sup>

Office 13m<sup>2</sup>. This room connects the main house to the cottage

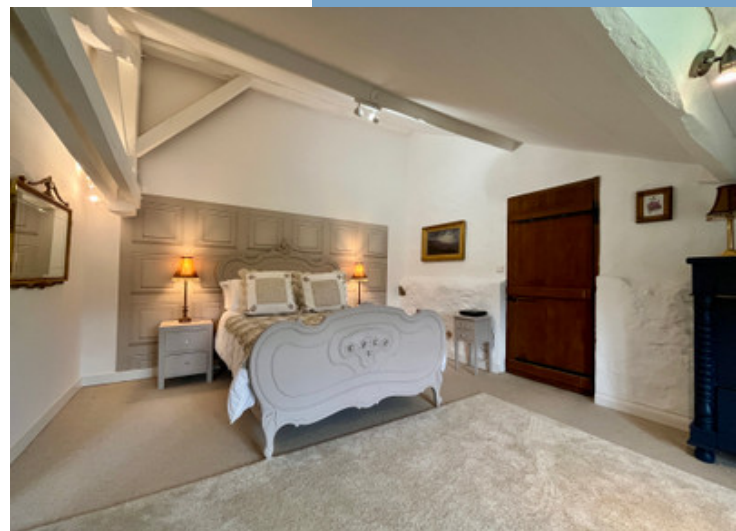
Boiler room 15m<sup>2</sup>

Upstairs

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A08910>

COMPLETE FILE AND PHOTO ON REQUEST



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## ENERGIE-DPE

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

## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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