



**STUNNING 19.5-HECTARE EQUESTRIAN
ESTATE NEAR SAINT-SYLVESTRE-SUR-LOT - FULLY
RENOVATED AND READY TO RIDE!**

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PROPERTY FACT FILE	
REFERENCE	A30414SGU47
PRICE	€ 750,000 £ 624,038* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	2
ACCOMMODATION	256 m ²
LAND	195075 m ²
TOWN	Saint-Sylvestre-sur-Lot
DEPARTMENT	Lot_et_Garonne
LOCATION	Hamlet property
TYPE	Maison de Campagne
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
	<small>*Price based on current exchange rate which is subject to change</small>



- Fantastic countryside location
- A short drive to a village and nearby town
- Facilities for 10 horses
- Renovated farmhouse and outbuildings
- Potential for a business

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This charming 287m² stone farmhouse, set in a peaceful, tree-lined garden, combines rustic charm with modern comforts. The ground floor features a spacious open-plan living and dining area, a well-equipped kitchen, a large master suite with a wood-burning stove and private office, plus a second bedroom leading to a bright

DESRIPTIF

The Farmhouse

Arrive in style via a sweeping private drive that leads to this stunning traditional stone farmhouse, nestled in a secluded, tree-lined garden. Offering 287m² of living space across two stories, this property blends rustic charm with modern comfort. The ground floor features a spacious open-plan living and dining area, perfect for gatherings, and a beautifully fitted kitchen with a central island and wood-burning insert. The 40m² master bedroom suite, complete with its own office space and wood-burning stove, provides a cozy retreat. A second bedroom with an en-suite shower room opens onto a sun-drenched conservatory (43.5m²), ideal for relaxation. Upstairs, you'll find six additional bedrooms, some with exposed beams, a bathroom, and a separate WC, offering plenty of space for family and guests.

This farmhouse is fully equipped with modern amenities, including double glazing, oil-fired central heating, a security camera system, and recent rewiring. The house can also be connected to well water, available 10 months of the year, ensuring sustainability and convenience.

The Equestrian Facilities

Outside, the property shines with its extensive equestrian facilities. A fully renovated 320m² barn houses six stables, a quarantine stable, three large loose boxes, a 26m² tack room, a 20m² staff/admin room with a separate WC, and a 63m² workshop/garage. The barn roof is fitted with photoelectric panels that supply electricity throughout the estate, emphasizing

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30414SGU47>

COMPLETE FILE AND PHOTO ON REQUEST

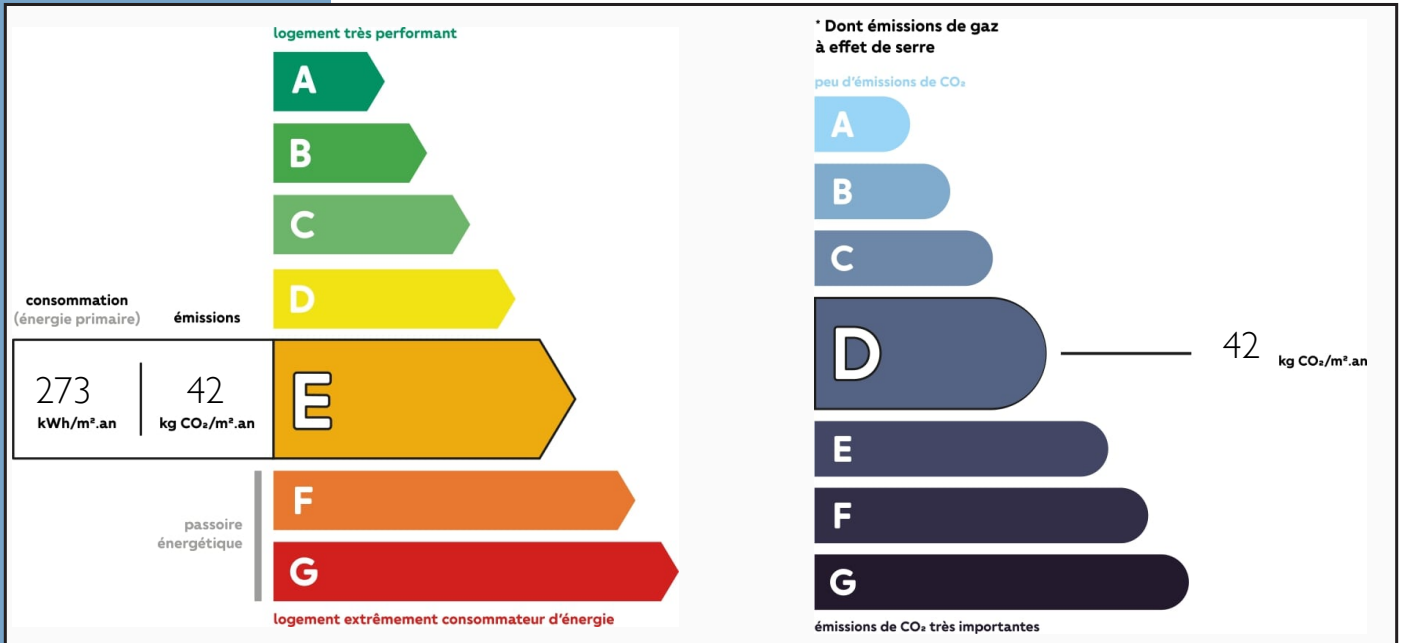


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ENERGIE-DPE

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



NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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