



EXCEPTIONAL 18TH CENTURY EQUESTRIAN  
ESTATE ON 87.5 HA IN ONE PIECE, HUNTING  
AND CARP FISHING.



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PROPERTY FACT FILE	
REFERENCE	I05936BLO24
PRICE	€ 2,675,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	15
BATHROOM	9
ACCOMMODATION	1500 m²
LAND	1440000 m²
TOWN	Saint-Barthélemy-de-Bussière
DEPARTMENT	
LOCATION	Isolated
TYPE	Activité équestre, Gîte Complex, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	





- generator set with soundproof building
- 2 ponds 4.8 ha and 1.4 ha
- possibility of carp fishing
- exceptional indoor swimming pool
- private hunting

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Rare exceptional property - 18th century hunting lodge, equestrian estate, 87.5 ha, ponds, carp fishing and self-sufficiency

A former 18th-century hunting lodge, this vast property blends harmoniously into an unspoilt, natural landscape. It includes an elegant

## DESCRIPTIF

A former 18th-century hunting lodge, this vast property blends harmoniously into an unspoilt, natural landscape. It includes an elegant manor house and equestrian facilities, all set in 87.5 hectares in a single block.

Two superb lakes complete this idyllic setting, perfectly suited to carp fishing.

An ideal place for horse lovers, hunting enthusiasts, lovers of the great outdoors and those looking for an independent lifestyle. This unique estate offers a rare, peaceful and self-sufficient lifestyle.

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

An Exceptional Estate in the Heart of the Périgord Vert

Far from the hustle and bustle of major cities and the glittering Michelin-starred restaurants of Paris or Lyon, the Périgord Vert offers a unique way of life—one shaped by nature, gastronomy, and history. Here, cuisine is rooted in the land: more authentic, more rustic, more real. The black truffle, affectionately known as the region's "black gold," reigns supreme. Its rich aroma enhances omelets and potatoes,

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

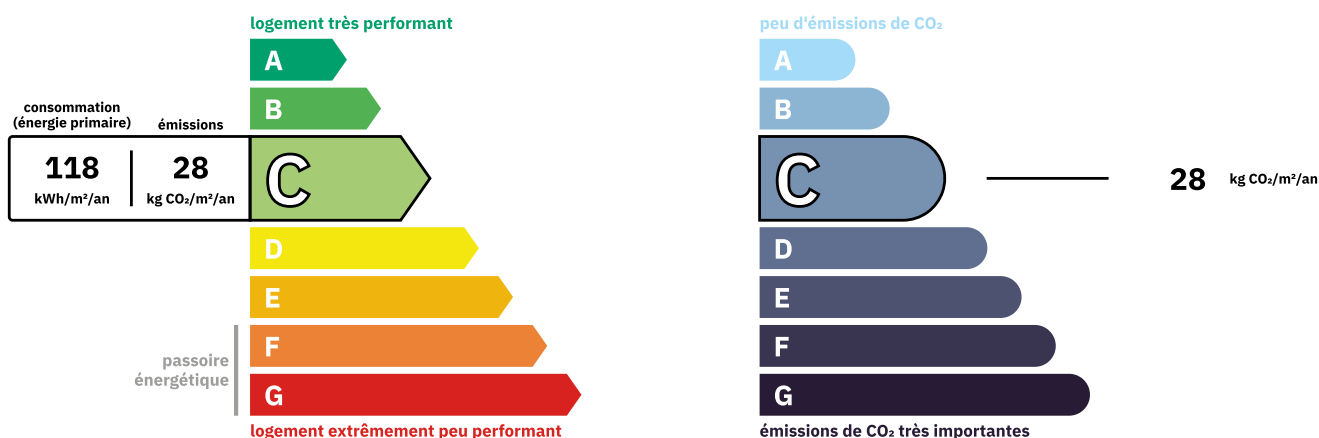
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## ENERGIE-DPE

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



Property **Moderately efficient**  
Estimated annual energy costs  
between € and € for

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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

Réf : I05936BLO24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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