



EXCEPTIONAL HORSE CARE – PREMIUM STABLES PAIRED WITH A CHARMING STONE RESIDENCE

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RESIDENCE...



PROPERTY FACT FILE	
REFERENCE	A30414SGU47
PRICE	€ 520,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	2
ACCOMMODATION	256 m ²
LAND	80000 m ²
TOWN	Saint-Sylvestre-sur-Lot
DEPARTMENT	
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
- Farmhouse and outbuildings
- Potential for a business

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A Rare Find for Equestrian Professionals and Passionate Riders Alike

Tucked away in the heart of the Lot-et-Garonne, this remarkable property offers far more than just a home — it's a fully equipped, ready-to-run equestrian haven. Set within 8 hectares of land dedicated

DESCRIPTIF

The Ultimate Equestrian Property – Where Horse Welfare Comes First

Tucked away at the end of a sweeping private drive, this traditional stone farmhouse with its impressive equestrian facilities is a haven for both horses and their humans. Now set within 8 hectares of dedicated equine terrain, the land has been thoughtfully refocused to prioritise horse welfare and training – with the option to purchase additional farmland if desired.

The Farmhouse – A Canvas for Your Vision

Offering 287m² of living space over two floors, the farmhouse is full of character and potential. The ground floor features a large open-plan living and dining area ideal for hosting, alongside a well-equipped kitchen with central island and wood-burning insert. A generous 40m² master suite includes a private office and wood burner, creating a cosy and practical retreat. Another en-suite bedroom opens onto a bright 43.5m² conservatory, perfect for unwinding after a long day.

Upstairs, six further bedrooms (some with exposed beams), a family bathroom, and separate WC provide ample space for family, guests, or staff accommodation. While the house is immediately habitable and benefits from double glazing, oil-fired central heating, and recent rewiring, it also holds enormous potential for bespoke interior renovation to suit your personal tastes or business needs.

Equestrian Facilities – Built for Serious Horse Management

The heart of this property lies in its extensive and purpose-built eques

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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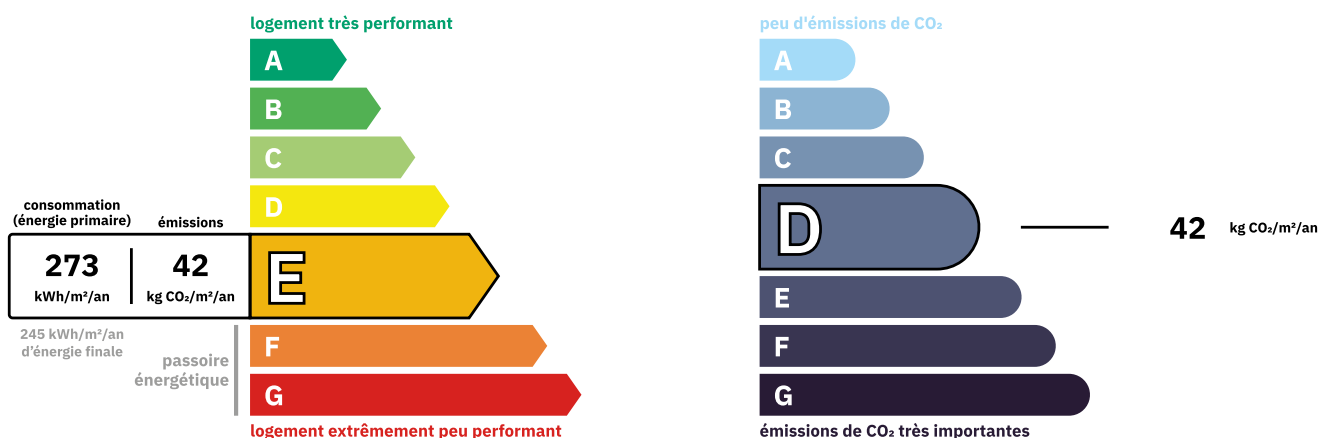
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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

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CONTACT

Réf : A30414SGU47
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AND PHOTOS
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