



EQUESTRIAN ESTATE WITH A CROSS-COUNTRY  
COURSE ON 26 HECTARES WITH SAND  
SCHOOL, STABLES, BARN, HOUSE & GITE!



EQUESTRIAN ESTATE  
WITH A CROSS-COUNTRY  
COURSE ON 26 HECTARES  
WITH SAND SCHOOL,  
STABLES, BARN, HOUSE ...



PROPERTY FACT FILE	
REFERENCE	A37407JW56
PRICE	€ 901,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (850 000 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	5
ACCOMMODATION	219 m²
LAND	259591 m²
TOWN	Lignol
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	





- Business opportunity
- Equestrian Cross-country facility
- Character house
- Guest house
- Approx. 26ha of land

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A beautifully renovated stone property offering 3/4 bedrooms, full of character and charm, accompanied by a separate 3-bedroom cottage. Set on an exceptional site of approximately 26 hectares, the estate includes an extensive equestrian cross-country course, a sand school, a large hangar with 5 stables, a tack room, and 3 field shelters.

## DESCRIPTIF

Situated in a tranquil hamlet at the end of a no-through road, this impressive estate offers privacy and charm in equal measure. A private driveway leads to the main residence, which comprises the following: A beautiful arched wooden front door opens into a spacious entrance hall (approx. 18.80m<sup>2</sup>) featuring exposed stone walls and large windows overlooking the garden. From here, access leads to a cosy sitting room/library (approx. 16m<sup>2</sup>) with a striking stone fireplace, wood-burning stove, and a door into a small utility room.

A hallway takes you past a WC and staircase to the upper floor, opening into a generous open-plan living space (approx. 80.70m<sup>2</sup>). This includes a comfortable lounge with another stone fireplace and log burner, a fully fitted kitchen, and a dining area with patio doors that lead out to a terraced garden, complete with countryside views and an above-ground swimming pool.

Upstairs, a long hallway leads to:

A bedroom (approx. 18.40m<sup>2</sup>) with en-suite shower room

A second bedroom (approx. 20m<sup>2</sup>) with en-suite

A smaller bedroom or office (approx. 10.30m<sup>2</sup>)

A spacious main bedroom (approx. 32.54m<sup>2</sup>) with its own en-suite.

The separate cottage, with its own entrance via the driveway or garden, includes:

A fully fitted kitchen (approx. 18m<sup>2</sup>) with log burner

Lounge/diner (approx. 17m<sup>2</sup>)

Hallway leading to two bedrooms (approx. 13.45m<sup>2</sup> and 16.65m<sup>2</sup>)

A bathroom (approx. 4.60m<sup>2</sup>)

A utility room (approx. 7.35m<sup>2</sup>)

Stairs from the kitchen lead to an additional bedro



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37407JW56>

COMPLETE FILE AND PHOTO ON REQUEST

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

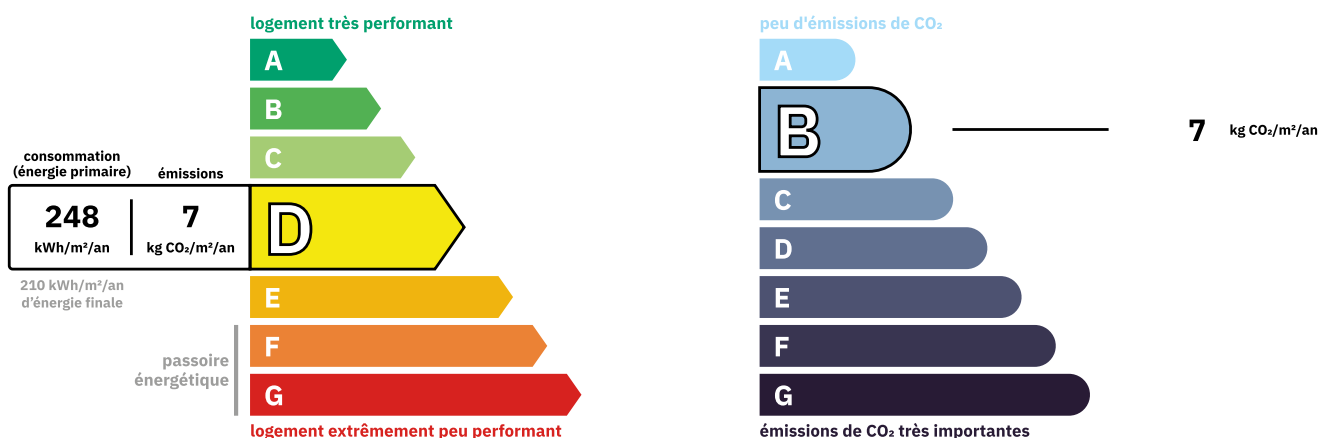
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 3440 € and 4710€ for 2021

## 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.

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## CONTACT

Réf : A37407JW56  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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