



REDUCED EQUESTRIAN ESTATE ON 26 HA
WITH CROSS-COUNTRY COURSE, SAND
SCHOOL, STABLES, BARN, HOUSE & GÎTE

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COURSE, SAND SCHOOL,
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...



PROPERTY FACT FILE	
REFERENCE	A37407JW56
PRICE	€ 846,940 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (799 000 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	5
ACCOMMODATION	219 m ²
LAND	259591 m ²
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.

DESCRIPTION

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. 18.80m²) featuring exposed stone walls and large windows overlooking the garden. From here, access leads to a cosy sitting room/library (approx. 16m²) 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. 80.70m²). 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. 18.40m²) with en-suite shower room

A second bedroom (approx. 20m²) with en-suite

A smaller bedroom or office (approx. 10.30m²)

A spacious main bedroom (approx. 32.54m²) with its own en-suite.

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

A fully fitted kitchen (approx. 18m²) with log burner

Lounge/diner (approx. 17m²)

Hallway leading to two bedrooms (approx. 13.45m² and 16.65m²)

A bathroom (approx. 4.60m²)

A utility room (approx. 7.35m²)

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

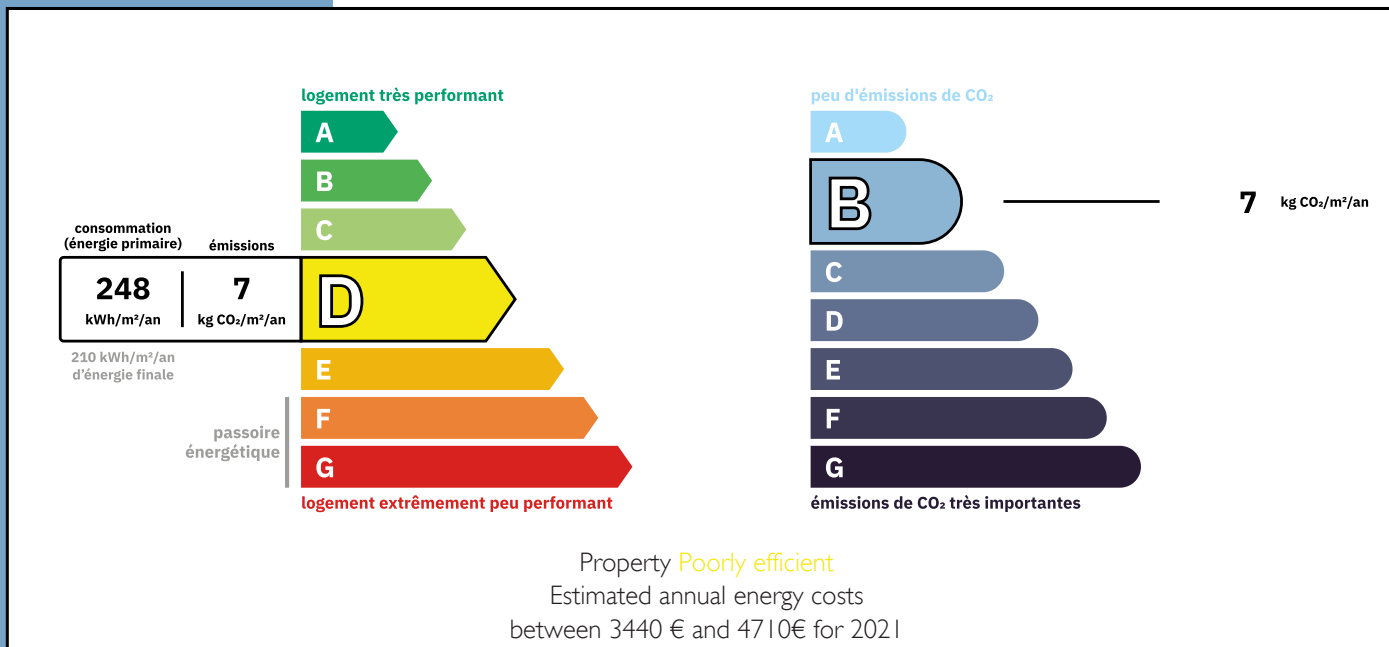
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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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
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