



STUNNING EQUESTRIAN ESTATE ON 23HA WITH
SWEEPING VIEWS, POOL & GUEST
ACCOMMODATION — A RARE OPPORTUNITY !

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PROPERTY FACT FILE	
REFERENCE	A39963AW47
PRICE	€ 1,200,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	198 m ²
LAND	230000 m ²
TOWN	Lauzun
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Prestige Property
- Exceptional grounds of 23 acres
- Close to Eymet, Lauzun and Bergerac
- Bursting with Character
- Stunning views

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This exceptional equestrian estate offers the perfect blend of rural tranquility, professional infrastructure, and lifestyle appeal. Not far from the ever-popular towns of Eymet & Lauzun and Bergerac with it's airport, this property is ideally suited to those seeking an equine business, a

DESCRIPTION

Main Residence (198 m²):

The principal stone house has been tastefully renovated, combining rustic elegance with modern comforts. Original features such as exposed beams and stone walls are complemented by spacious, light-filled rooms and a warm, welcoming atmosphere.

- Open-plan kitchen and large living room with feature fireplace – perfect for entertaining
- Three bedrooms with en-suite bedrooms
- Covered terrace with views over the paddocks and surrounding countryside
- South-facing travertine terrace with private swimming pool for relaxing in the sunshine

Gîtes / Guest Accommodation (127 m²):

Housed in a separate stone outbuilding, the guest quarters provide two fully independent living units – perfect for extended family, friends, or short-term rentals.

- Unit 1: Ground-floor suite with bedroom, kitchen, bathroom & terrace
- Unit 2: Duplex with open-plan living/kitchen & two bedrooms with air-con

Professional Equestrian Facilities:

Designed with horse care and management in mind, the estate offers outstanding infrastructure including:

- Two stable blocks:
 - Main stable with 10 boxes, grooming area, shower, storage, and tack room
 - Secondary stable for ponies/small horses with 8 4x2 boxes
- 30 fenced paddocks (approx. 1,000 m² each), all with automatic waterers
- 8 paddocks include crossing boxes with wooden shelters
- Outdoor riding arena with fiber footing (drained) & covered longeing ring
- 4 meado...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39963AW47>

COMPLETE FILE AND PHOTO ON REQUEST

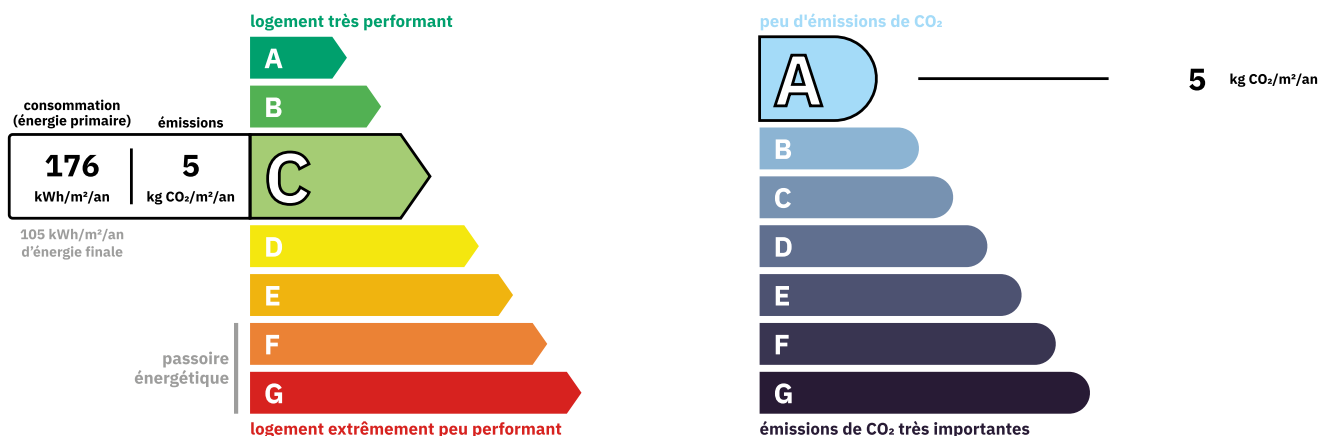


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 1770 € and 2470€ for 2021

NOTICE

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

I: 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 : A39963AW47
FILE COMPLETE
AND PHOTOS
ON REQUEST

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