



EXCEPTIONAL COUNTRY ESTATE WITH STONE  
HOUSE, CHALETS, EQUESTRIAN FACILITIES AND 7  
HECTARES

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EQUESTRIAN FACILITIES  
AND 7 HECTARES...



PROPERTY FACT FILE	
REFERENCE	A42317SGU47
PRICE	€ 735,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	197 m <sup>2</sup>
LAND	72850 m <sup>2</sup>
TOWN	Masquières
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Complete privacy in a protected natural valley
- Over 7 hectares of fully fenced land
- Beautiful stone house with generous living space
- Equestrian facilities, outbuildings & guest chalet
- Salt-water swimming pool and modern eco-features

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Character stone property on an elevated plateau with pool, stables, outbuildings and 7 hectares of land – ideal for equestrian or self-sufficient living in a peaceful countryside setting.

## DESCRIPTION

Tucked into gentle countryside in the Lot-et-Garonne, this substantial stone property sits quietly within its own land, surrounded by pasture and woodland and far removed from everyday noise. The setting is open, calm and unspoilt, yet practical too – with shops and services in Montayral around 15 minutes away, easy access to both the Lot and Dordogne valleys, and convenient connections for travel. Bergerac and Toulouse airports are both within comfortable reach, offering a range of international flights, while Agen and Cahors provide rail links for domestic travel, making the property accessible without compromising its peaceful setting.

The main house offers approximately 197 m<sup>2</sup> (for guidance only) of living space and has clearly been well cared for over the years. Built in local stone, it feels solid and reassuring, with rooms that are generous rather than grand, and welcoming rather than formal. The décor plays a large part in this atmosphere: soft colours, natural materials and thoughtful lighting combine to create a sense of warmth and ease that is felt as soon as you step inside. The property has also undergone a thoughtful renovation, including the installation of triple glazing and redecoration throughout, enhancing both comfort and energy efficiency while preserving its character.

Life naturally centres around the large covered terrace (9.75m x 7.3m), positioned directly off the kitchen and forming a true extension of the living space – a sheltered outdoor r...



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A42317SGU47>

COMPLETE FILE AND PHOTO ON REQUEST

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

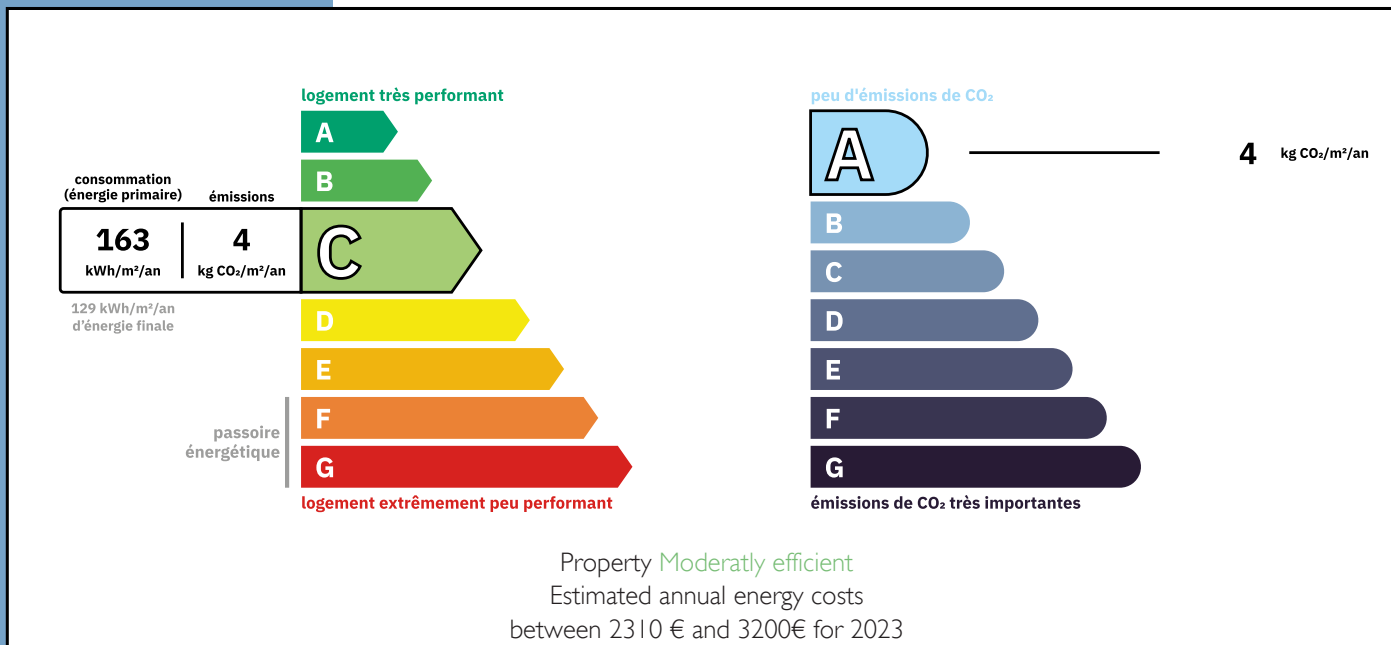
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EXCEPTIONAL COUNTRY  
ESTATE WITH STONE HOUSE  
CHALETS, EQUESTRIAN  
FACILITIES AND 7 HECTARES...

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

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## CONTACT

Réf :A42317SGU47  
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AND PHOTOS  
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