



SUPERB EQUESTRIAN ESTATE IN THE
DORDOGNE, WITH MAGNIFICENT PRINCIPAL
HOUSE AND 144 HA OF LAND INCLUDING
LAKES

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DESCRIPTION

The manorial estate LE MAS is located in the meadow and forest landscape of the Perigord Vert. The grounds are situated in a quiet, green environment, bordered by meadows, deep forests, clean streams and lakes. Within a wide radius you will not find any intensive agriculture.



PROPERTY FACT FILE

REFERENCE	105936BLO24
PRICE	€ 3,150,000 £ 2,697,282*
BEDROOM	15
BATHROOM	9
ACCOMMODATION	1500 m²
LAND	1440000 m² - 144ha
TOWN	ST BARTHELEMY DE BUSSIÈRE
DEPARTMENT	Dordogne
LOCATION	Isolated
TYPE	Equestrian, Gite Complex,
CONDITION	Excellent condition, ,
FEATURES	Electricity on site, Garage, Barns / outbuildings
APPELLATION	
CEPAGES	, , ...
VINEYARD TYPE	, ,
VINEYARD CONDITION	, ,
VINEYARD FEATURES	, ,
WINE PRODUCED	, ,
PLANTED VINES	m² - 0ha

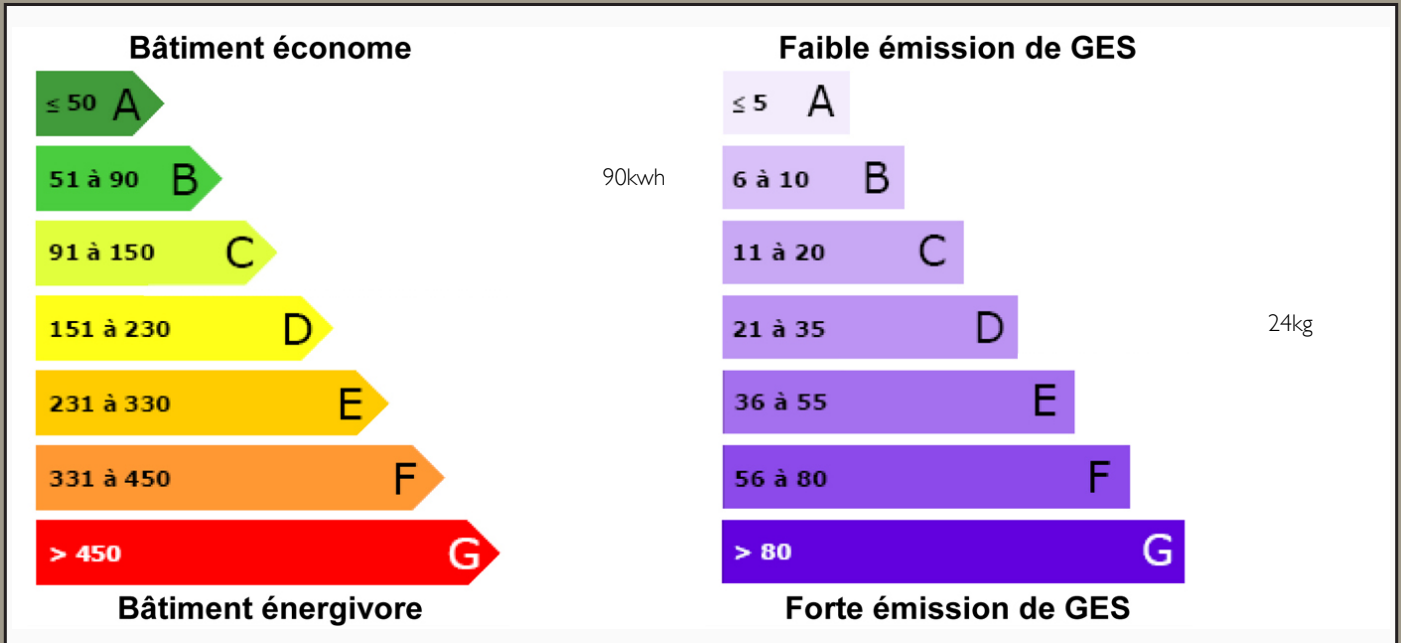
*Price based on current exchange rate which is subject to change

The estate was at its most important in the 19th century as a summer residence of distinguished lords from Limoges. After a thorough renovation and a modern extension in the last 20 years, a tasteful ensemble of lovingly designed architecture was created. Not only business rooms, workshops and a variety of equestrian / sports facilities have been added to the main building, but also a luxurious indoor swimming pool, a small chapel and well-kept park have been created. 5 minutes from the property there is a 9-hole golf course. The different buildings: Main house 535 m²; Laundry room 24 m²; Caretaker's house 125 m²; Offices + apartments 265 m²; Central apartments 90 m²; Guest house 160 m²; Workshops 50 m²; Trophy room 330 m²; Bar + machine shed 30 m²; Covered riding arena 950 m²; Agricultural machinery shed 200 m²; horse stall 580 m²; Covered swimming pool 350 m²; Grain shed etc 200 m². Culture has a tradition in Périgord, so to speak. Already more than 30,000 years ago, the modern peoples, the so-called Cro-Magnon-human, in the region of the Dordogne and Vézère rivers. Amazing cave paintings still bear witness to the immense creative power of our ancestors. But culture also has another meaning in southwestern France: food culture. Far from the starred restaurants of big cities like Paris and Lyon, the cuisine is a little more natural, one could also say: more earthy. The black truffles, the "black gold" of the region, are world famous. They are processed in every imaginable way, whether they are made into omelettes, slices of meat and liver or grated over potatoes. In the courts: The truffle is the culinary soul of the region. If food is the soul, castles and manor houses are the heart of the Périgord. More than 1,000 castles and manor houses can still be admired today - most of them in Private property. One of them is called "Le Mas", located in the peaceful village of Saint-Barthélemy-de-Bussière in the middle of the green Périgord, in the north of the Dordogne department. Forests and hills dominate the landscape, interrupted by small lakes. On such a lake, the estate is situated on 148 hectares. Right. In this area there is among other things an indoor swimming pool, stables, a covered riding school, barns, various outbuildings, garages, its own chapel and of course the main house, which is equipped with Restored with great attention to detail, with modern furnishings and extravagant colours, it forms an exciting blend of traditional and modern styles. Built in the 19th century, "Le Mas" was the summer residence of the Lords of Limoges. The rural idyll and the possibility of hunting had brought them to Saint-Barthélemy, about fifty km away. Today you can enjoy the nearby 9-hole golf course. Speaking of pleasure: it is also one of those things to sit by your own lake on a mild summer evening, to enjoy a foie gras with black truffles and to drink a "Montbazillac" - a sweet white wine that is a wonderful match for salted foie gras. It is best to drink it in an open pitcher, the "pichet" - after all, you are not in Paris. ----- Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



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ENERGY-DPE



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