



## EXCEPTIONAL HORSE CARE – PREMIUM STABLES PAIRED WITH A CHARMING STONE RESIDENCE



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CARE – PREMIUM STABLES  
PAIRED WITH A  
CHARMING STONE  
RESIDENCE...



PROPERTY FACT FILE	
REFERENCE	A30414SGU47
PRICE	€ 548,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	2
ACCOMMODATION	256 m <sup>2</sup>
LAND	80000 m <sup>2</sup>
TOWN	Saint-Sylvestre-sur-Lot
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Campagne
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Fantastic countryside location
- A short drive to a village and nearby town
- Facilities for 10 horses
- Farmhouse and outbuildings
- Potential for a business

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### A Rare Find for Equestrian Professionals and Passionate Riders Alike

Tucked away in the heart of the Lot-et-Garonne, this remarkable property offers far more than just a home — it's a fully equipped, ready-to-run equestrian haven. Set within 8 hectares of land dedicated

## DESCRIPTIF

The Ultimate Equestrian Property – Where Horse Welfare Comes First

Tucked away at the end of a sweeping private drive, this traditional stone farmhouse with its impressive equestrian facilities is a haven for both horses and their humans. Now set within 8 hectares of dedicated equine terrain, the land has been thoughtfully refocused to prioritise horse welfare and training – with the option to purchase additional farmland if desired.

### The Farmhouse – A Canvas for Your Vision

Offering 287m<sup>2</sup> of living space over two floors, the farmhouse is full of character and potential. The ground floor features a large open-plan living and dining area ideal for hosting, alongside a well-equipped kitchen with central island and wood-burning insert. A generous 40m<sup>2</sup> master suite includes a private office and wood burner, creating a cosy and practical retreat. Another en-suite bedroom opens onto a bright 43.5m<sup>2</sup> conservatory, perfect for unwinding after a long day.

Upstairs, six further bedrooms (some with exposed beams), a family bathroom, and separate WC provide ample space for family, guests, or staff accommodation. While the house is immediately habitable and benefits from double glazing, oil-fired central heating, and recent rewiring, it also holds enormous potential for bespoke interior renovation to suit your personal tastes or business needs.

### Equestrian Facilities – Built for Serious Horse Management

The heart of this property lies in its extensive and purpose-built equestrian

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30414SGU47>

COMPLETE FILE AND PHOTO ON REQUEST



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

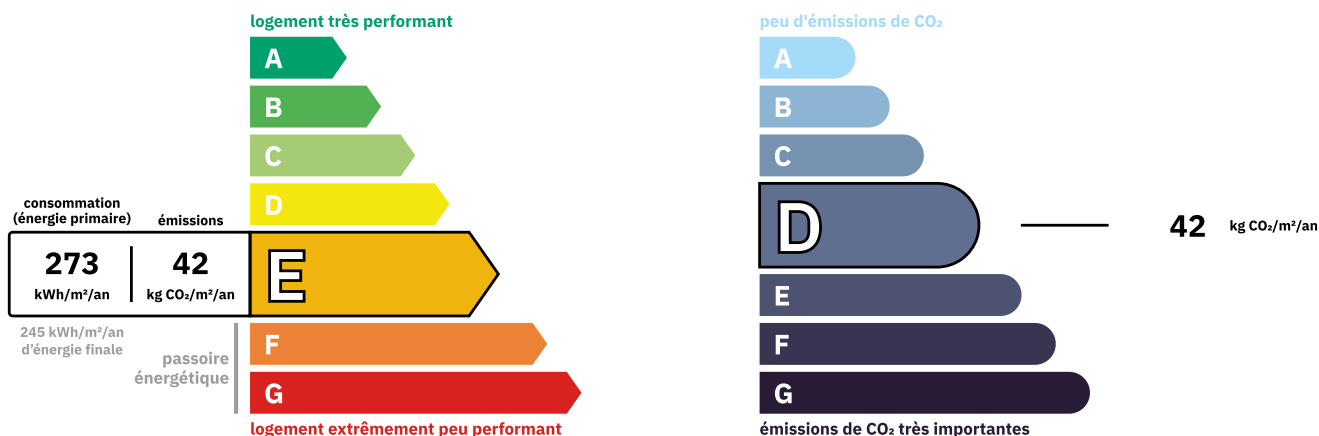
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 3860 € and 5300€ 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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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 : A30414SGU47  
FILE COMPLETE  
AND PHOTOS  
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