



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

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



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 <sup>2</sup>
LAND	259591 m <sup>2</sup>
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. 18.80m<sup>2</sup>) featuring exposed stone walls and large windows overlooking the garden. From here, access leads to a cosy sitting room/library (approx. 16m<sup>2</sup>) 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. 80.70m<sup>2</sup>). 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. 18.40m<sup>2</sup>) with en-suite shower room

A second bedroom (approx. 20m<sup>2</sup>) with en-suite

A smaller bedroom or office (approx. 10.30m<sup>2</sup>)

A spacious main bedroom (approx. 32.54m<sup>2</sup>) with its own en-suite.

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

A fully fitted kitchen (approx. 18m<sup>2</sup>) with log burner

Lounge/diner (approx. 17m<sup>2</sup>)

Hallway leading to two bedrooms (approx. 13.45m<sup>2</sup> and 16.65m<sup>2</sup>)

A bathroom (approx. 4.60m<sup>2</sup>)

A utility room (approx. 7.35m<sup>2</sup>)

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

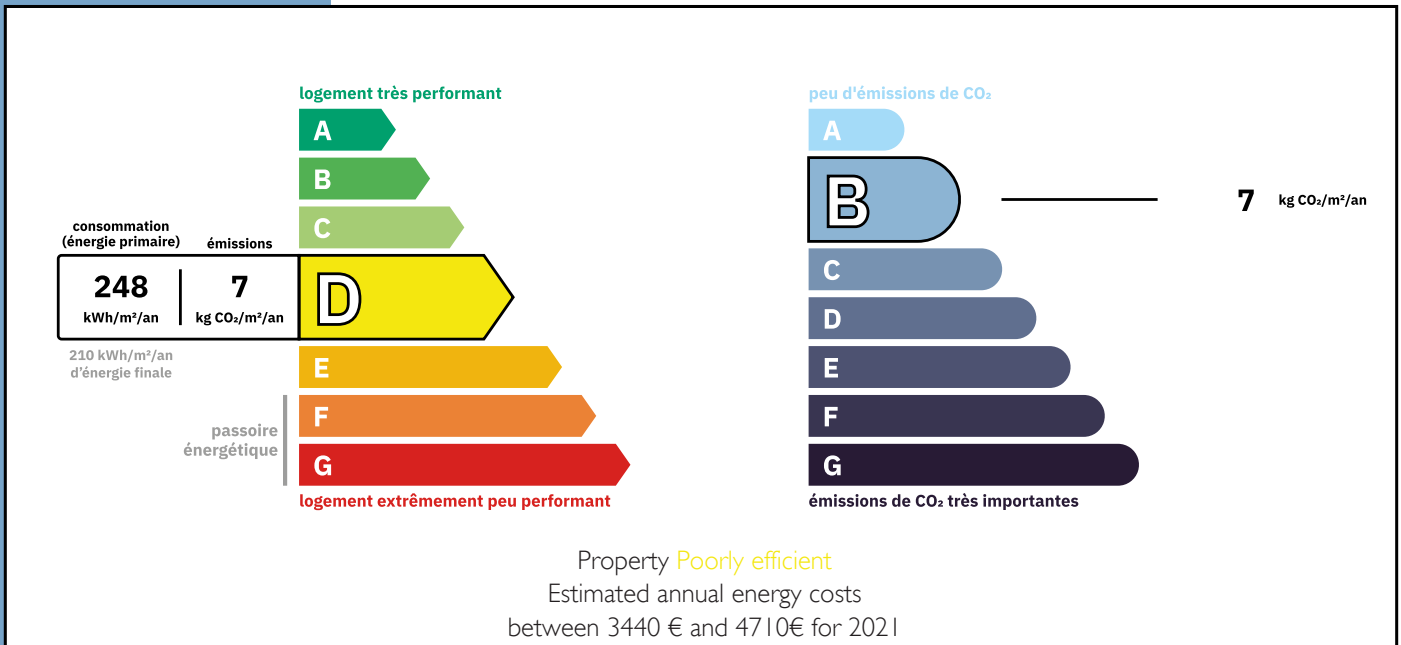
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A37407JW56  
FILE COMPLETE  
AND PHOTOS  
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