





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





PROPERTY FACT FILE

REFERENCE A37407JW56

PRICE € 846,940 £ 0*

*agency fees included: 6 % TTC to be paid by the buyer (799 000 EUR hors honoraires)

BEDROOM

BATHROOM 5

219 m² ACCOMMODATION

259591 m² LAND

TOWN Lignol

DEPARTMENT

LOCATION Hamlet property

TYPE Gîtes, House, Country House

CONDITION Good condition

FEATURES Other Drainage, Private parking,

Barns - outbuildings

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





- 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.

DESCRIPTIF

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. $18.80m^2$) featuring exposed stone walls and large windows overlooking the garden. From here, access leads to a cosy sitting room/library (approx. $16m^2$) 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. 80.70m²). 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. 18.40m²) with en-suite shower room

A second bedroom (approx. 20m²) with en-suite

A smaller bedroom or office (approx. 10.30m²)

A spacious main bedroom (approx. 32.54m²) with its own en-suite. The separate cottage, with its own entrance via the driveway or garden, includes:

A fully fitted kitchen (approx. 18m²) with log burner

Lounge/diner (approx. 17m²)

Hallway leading to two bedrooms (approx. 13.45m² and 16.65m²)

A bathroom (approx. 4.60m²)

A utility room (approx. 7.35m²)

Stairs from the kitchen lead to an additional bedro







More Online:

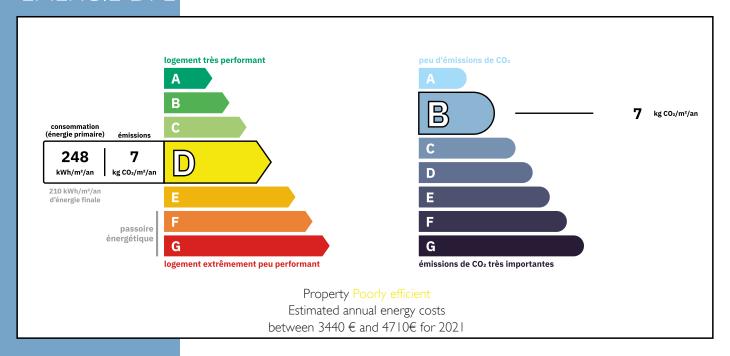
https://leggettprestige.com/luxury-property-for-sale/view/A37407JW56 COMPLETE FILE AND PHOTO ON REQUEST *REDUCED* EQUESTRIAN ESTATE ON 26 HA WITH CROSS-COUNTRY COURSE SAND SCHOOL, STABLES, BARN, HOUSE & ...

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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



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CONTACT

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