



EXQUISITE EQUESTRIAN HOMESTEAD SET IN 20 HECTARES WITH 12 LOOSE BOXES, BARN AND LAKE NEAR BRANTÔME

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PROPERTY FACT FILE	
REFERENCE	A08910
PRICE	€ 878,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (850 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	5
ACCOMMODATION	590 m ²
LAND	201422 m ²
TOWN	Brantôme en Périgord
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Campagne
CONDITION	Habitable
FEATURES	Swimming Pool, Other Drainage, Lake
*Price based on current exchange rate which is subject to change	



- Equestrian property
- No immediate neighbours
- Fully fenced paddocks
- 12 extra large stables
- Swimming pool

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This property really must be seen to be appreciated. The farmhouse has been entirely renovated to a high standard with 5 bedrooms and 3 bathrooms and a fabulous 60m² kitchen. The attached cottage has a further 3 bedrooms and 2 bathrooms and is ideal for rental. The buildings sit in 20 hectares with numerous paddocks all with water

DESCRIPTIF

Main house.

Ground floor.

Entrance 14m² tiled entrance hall with cloakroom (toilet and basin, additional 6m²)

Kitchen 63m² dining kitchen with fully fitted units. There is a multifuel ray burn as well as an electric range cooker with gas hob. Large island with induction hob. Dual aspect giving plenty of light.

Living room 53m² with log burning stove.

Dining room 33m² tiled floor and dual aspect.

Lobby 9m² giving access to the back kitchen

Back kitchen/boot room 20m² great storage space with sink.

Upstairs

Bedroom 1 Master suite; 44m² bedroom with exposed beams.

Dressing room 7.5m². Bathroom 8.5m² with bath, separate shower, toilet and basin. Also an attached room of 7.5m² ideal as a nursery or second dressing room

Bedroom 2 16.5 m² with Juliette balcony and en-suite shower room 7m² with shower, basin and toilet.

Bedroom 3 16m²

Bedroom 4 20m²

Bedroom 5 24m² with en suite shower room 9m² with shower, basin and toilet.

Landing 32m²

The entire main house has 2 underfloor heating circuits connected to the oil-fired boiler. There are additional radiators which are connected to the Rayburn.

Cottage

Kitchen 22m² with fitted units, electric range cooker with gas hob and extractor. Door to terrace.

Living room 24m² with fireplace and log burner.

Dining room 36m²

Office 13m². This room connects the main house to the cottage

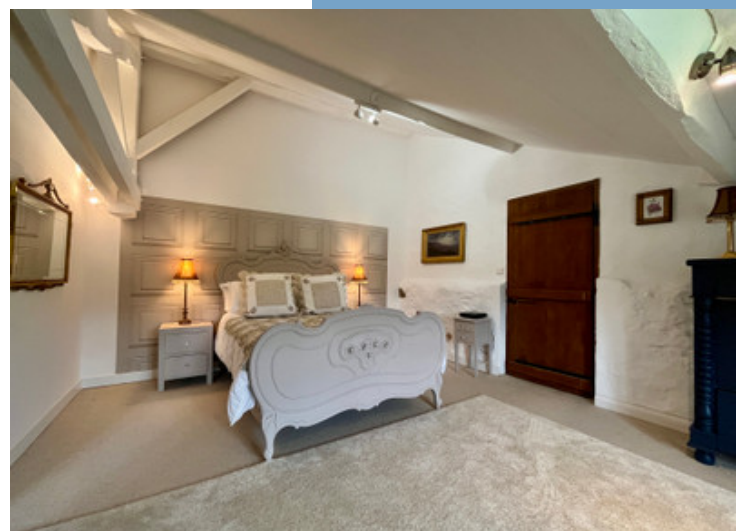
Boiler room 15m²

Upstairs

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A08910>

COMPLETE FILE AND PHOTO ON REQUEST



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ENERGIE-DPE

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

DPE blank.

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CONTACT

Réf : A08910
FILE COMPLETE
AND PHOTOS
ON REQUEST

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