LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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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	7
BATHROOM	5
ACCOMMODATION	219 m²
LAND	259591 m²
TOWN	Lignol
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Private drainage, Private parking, Barns - outbuildings

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





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- 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. 18.80m²) featuring exposed stone walls and large windows overlooking the garden. From here, access leads to a cosy sitting room/library (approx. 16m²) 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

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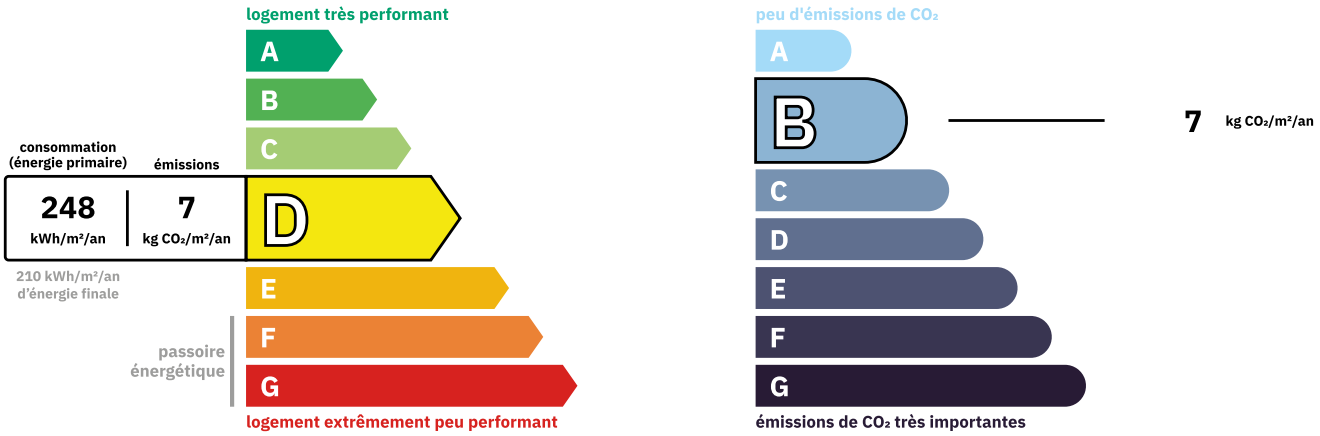
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3440 € and 4710€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A37407JW56
FILE COMPLETE AND PHOTOS ON REQUEST

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