LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE ONE OF FRANCE'S MOST RENOWNED THOROUGHBRED STUDS, SET ON 70 HECTARES.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A45184LOK61
PRICE	€ 3,000,000 £ 0* *agency fees to be paid by the seller
BEDROOM	14
BATHROOM	9
ACCOMMODATION	460 m²
LAND	730521 m²
TOWN	Sévigny
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Family Home, Manoir
CONDITION	Good condition
FEATURES	Private drainage, Garage, Private parking

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

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- Manor House with six bedrooms
- 70 Hectares
- 70 Boxes
- Indoor arena
- Excellent access

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Steeped in history and prestige, this renowned thoroughbred stud is one of the oldest and most distinguished breeding establishments in France. Currently managed by the fifth generation of one of the country's oldest breeding dynasties, it offers a rare opportunity to acquire an estate of exceptional heritage and reputation.



DESCRIPTION

Approached via a private driveway, this secluded country estate offers exceptional privacy and timeless appeal. At its heart is a charming part-timbered manor house, rich in character and period features.

The principal reception room is a magnificent space, featuring an impressive fireplace, exposed beams, original tiled flooring, and a beautiful oak staircase rising to the first floor. An elegant formal dining room, also showcasing exposed beams, provides the perfect setting for entertaining. An inner hallway leads to a second staircase and a convenient cloakroom.



The spacious dining kitchen is thoughtfully appointed with a range of modern fitted units, while retaining its traditional charm with a substantial open fireplace, creating a warm and inviting family hub.

The first floor offers a superb principal bedroom enjoying stunning countryside views, fitted wardrobes, and an en-suite bathroom. Four further well-proportioned bedrooms are served by a family bathroom.

The second floor provides a versatile suite of rooms comprising a generous landing area, two additional bedrooms, a bathroom, a former kitchen, and extensive attic space. This level offers excellent potential for guest accommodation or independent living for a family member.

The house is surrounded by a mature private gardens and to the rear, a small lake.



Cottage;
Hidden behind the main house is a single storey cottage comprising a generous size sitting room 23m² with door to private garden area, bedroom 2...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45184LOK61

COMPLETE FILE AND PHOTO ON REQUEST

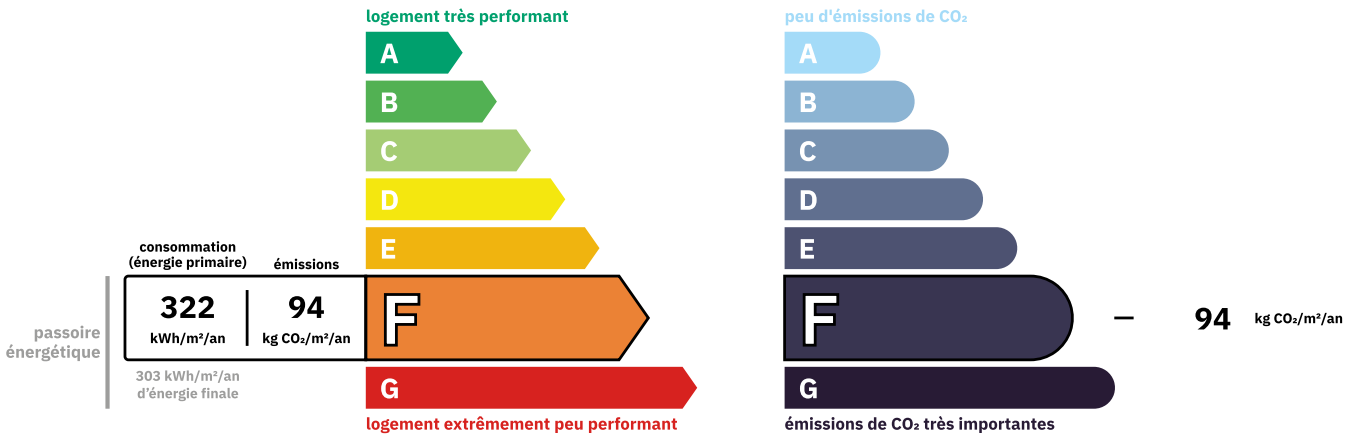
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 13530 € and 18340€ for 2023

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 :A45184LOK61

FILE COMPLETE AND PHOTOS ON REQUEST

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