

Superb high-end professional equestrian property set in 5 hectares with stunning renovated manor house



INFORMATION

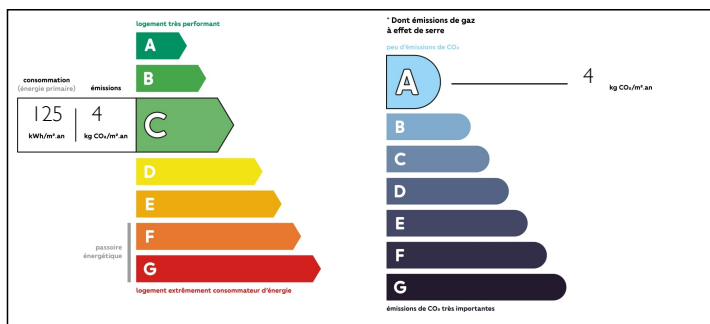
Town:	Saint-Nicolas-de-la-Grave
Department:	Tarn-et-Garonne
Bed:	3
Bath:	2
Floor:	198 m2
Plot Size:	52019 m2



IN BRIEF

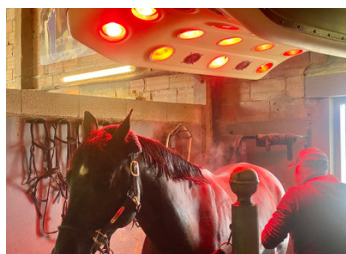
Situated near the confluence of the Tarn et Garonne, this top class equestrian property is surrounded by lush green countryside, rivers, and lakes. It also has fishing rights to the river that runs down the edge of the terrain. Currently owned by a well-known French showjumper, this property is an equestrian's dream. The stunning manor house and multiple stable blocks provide spacious, luxurious accommodation for both humans and horses. The manor house is in excellent condition, decorated with style, with a large attic space of 140m² offering the potential to expand. There is double glazing throughout, an air to air heating system, a fully-equipped kitchen, 3 large light bedrooms (2 ensuite) an office, dining room, salon with garden views and a large terrace area perfect for summer dining. The equestrian facilities listed in detail below, include a riding arena (46 x 80m), a 500m gallop, 7 paddocks, 4 stable blocks...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

HOUSE:

GROUND FLOOR:

KITCHEN (23m²) A lovely light room, fully-equipped with electric hob and extractor fan, tiled floor, air conditioning, plenty of storage cupboards, double sink, a serving hatch through to the dining room, and double doors opening onto the terrace and garden.

UTILITY ROOM (7.5m²) A very useful utility room with lots of larder shelving.

SALON (25m²) Several large windows with garden vistas flood this great family room with lots of light.

DINING ROOM (23m²) Another light, spacious space with beautiful garden views.

OFFICE (8m²) Another light room with garden views

CHAMBRE 1 (13m²) with garden views over the front of the property with ensuite **BATHROOM (8m²)** with large tiled shower, double vanity unit
Separate WC

Attractive entrance hall with lovely oak staircase leading to;

FIRST FLOOR

Landing leading to

BEDROOM 2 (32m²) a very spacious room with a good-sized modern ensuite shower and bathroom, with lovely views over the garden and surrounding countryside.

BEDROOM 3 (26m²) another large, light room with attractive wooden flooring and several large windows giving views over the countryside and garden.

ATTIC space of 140m² in very good condition, ripe for conversion to additional bedrooms or even a huge playroom.

Double glazing and reversible heat pump throughout the house.

OUTSIDE:

GARAGE (120m²) Huge garage and storage room or tack room, with plenty of room for several vehicles.

NOTES