

Superb equestrian estate in the Dordogne, with magnificent principal house and 144 ha of land including lakes

EXCLUSIVE

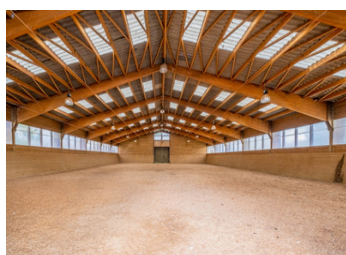


## INFORMATION

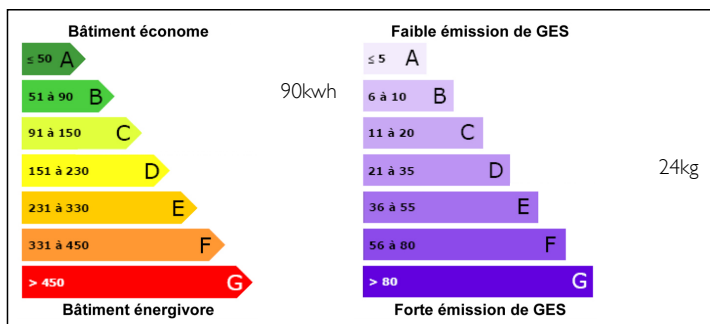
Town:	Saint-Barthélemy-de-Bussière
Department:	Dordogne
Bed:	15
Bath:	9
Floor:	1500 m2
Plot Size:	1440000 m2

## IN BRIEF

The manorial estate LE MAS is located in the meadow and forest landscape of the Perigord Vert. The grounds are situated in a quiet, green environment, bordered by meadows, deep forests, clean streams and lakes. Within a wide radius you will not find any intensive agriculture.



## 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.



## LOCAL TAXES

**Taxe foncière: 10000 EUR**

## NOTES

## DESCRIPTION

The estate was at its most important in the 19th century as a summer residence of distinguished lords from Limoges. After a thorough renovation and a modern extension in the last 20 years, a tasteful ensemble of lovingly designed architecture was created.

Not only business rooms, workshops and a variety of equestrian / sports facilities have been added to the main building, but also a luxurious indoor swimming pool, a small chapel and well-kept park have been created. 5 minutes from the property there is a 9-hole golf course

The different buildings:

Main house 535 m2;  
Laundry room 24 m2;  
Caretaker's house 125 m2;  
Offices + apartments 265 m2;  
Central apartments 90 m2;  
Guest house 160 m2;  
Workshops 50 m2;  
Trophy room 330 m2;  
Bar + machine shed 30 m2;  
Covered riding arena 950 m2;  
Agricultural machinery shed 200 m2;  
horse stall 580 m2;  
Covered swimming pool 350 m2;  
Grain shed etc 200 m2

Culture has a tradition in Perigord, so to speak. Already more than 30,000 years ago, the modern peoples, the so-called Cro-Mag-non-human, in the region of the Dordogne and Vézère rivers. Amazing cave paintings still bear witness to the immense creative power of our ancestors. But culture also has another meaning in southwestern France: food culture.

Far from the starred restaurants of big cities like Paris and Lyon, the cuisine is a little more natural, one could also say: more earthy. The black truffles, the "black gold" of the region, are world famous.