LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A37769LC24 Price: 1 081 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (1 020 000 EUR without fees)

Timeless Classic - Countryside Gentilhommière with Equestrian Facilities and Extensive Land 90 acres- Dordogne















INFORMATION

Town:	Thiviers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	266 m2
Plot Size:	368363 m2

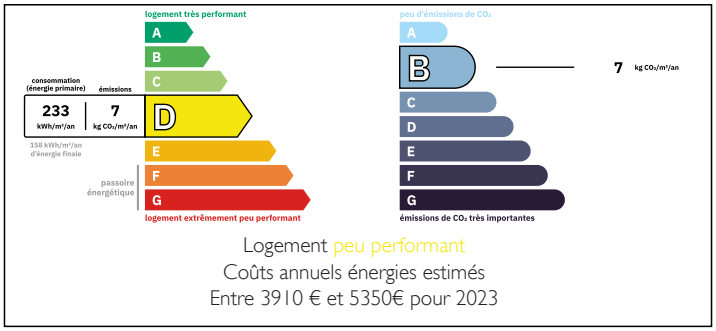
IN BRIEF

Nestled in the heart of the picturesque countryside, this magnificent gentilhommière offers the perfect blend of classic elegance and modern convenience.

Set on expansive private grounds, the property includes a grand main residence, a 500m2 barn with stables, paddocks, extensive land, an old house and additional open barn, making it an ideal retreat for equestrian enthusiasts or those seeking a private, rural sanctuary.

Enjoying a serene countryside setting, this property is perfectly suited to family life, with schools, shops, medical facilities, and a train station all within a 10-minute drive. The area is particularly attractive for equestrian enthusiasts, offering an extensive network of riding trails and open space, combining rural charm with everyday practicality.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3910 € et 5350€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1200 EUR**

NOTES

DESCRIPTION

The "small" chateau boasts generous living spaces with traditional features, including high ceilings, period fireplaces, and large windows that flood the home with natural light. The elegant drawing rooms and formal dining areas provide an exceptional space for both relaxation and entertaining, while the equipped kitchen, with its vintage oven, offers a warm and inviting heart to the home.

Equestrian Facilities:
The property is fully equipped for those with a passion for horses. The 500m² well-maintained barn features 5 spacious stables and ample room for tack and equipment. Beyond the barn, the land of 90 acres includes paddocks, perfect for grazing or training and, paddock shelters for both mares and stallions, as well as stallion fencing, making this property the ideal setup for equestrian pursuits.

Land and Surroundings:
Set within acres of private, rolling countryside, the land offers scenic views and peaceful seclusion and a natural water source. The expansive grounds are perfect for leisurely strolls, outdoor sports, or enjoying the natural beauty of the area. Whether you're riding through the paddocks, relaxing in the park-like gardens or simply enjoying the tranquility, this estate provides the ultimate in rural living.

Additional Features:
Detached old house for guests or gîte rental (requires a renovation)
Beautifully landscaped gardens
Garage and storage areas
Access to nearby bridleways and trails

Location:
Situated just a short drive from local amenities, charming villages, and excellent transport links from Thiviers train station, this property offers a unique blend of rural serenity and convenient access to the wider...