

Stunning Equestrian Estate on 23ha with sweeping views, pool & guest accommodation — a rare opportunity !



## INFORMATION

Town:	Lauzun
Department:	Lot-et-Garonne
Bed:	6
Bath:	5
Floor:	198 m2
Plot Size:	230000 m2

## IN BRIEF

This exceptional equestrian estate offers the perfect blend of rural tranquility, professional infrastructure, and lifestyle appeal.

Not far from the ever-popular towns of Eymet & Lauzun and Bergerac with it's airport, this property is ideally suited to those seeking an equine business, a multi-generational home, or a countryside retreat with income potential.

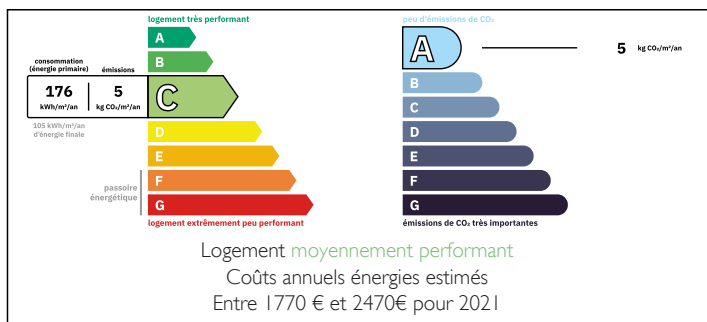
The main house is bursting with character with exposed beams & stone walls, but also consists of an open plan kitchen, diner & lounge. There are 3 bedrooms each with an ensuite - ideal for family & friends.

The fabulous south facing covered terrace overlooking the heated pool is perfect for outdoor relaxation & entertaining.

There is also guest accommodation for extended family, friends, or short-term rentals for additional income.

The professional Equestrian Facilities are designed

## 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

### Main Residence (198 m<sup>2</sup>):

The principal stone house has been tastefully renovated, combining rustic elegance with modern comforts. Original features such as exposed beams and stone walls are complemented by spacious, light-filled rooms and a warm, welcoming atmosphere.

- Open-plan kitchen and large living room with feature fireplace – perfect for entertaining
- Three bedrooms with en-suite bedrooms
- Covered terrace with views over the paddocks and surrounding countryside
- South-facing travertine terrace with private swimming pool for relaxing in the sunshine

### Gîtes / Guest Accommodation (127 m<sup>2</sup>):

Housed in a separate stone outbuilding, the guest quarters provide two fully independent living units – perfect for extended family, friends, or short-term rentals.

- Unit 1: Ground-floor suite with bedroom, kitchen, bathroom & terrace
- Unit 2: Duplex with open-plan living/kitchen & two bedrooms with air-con

### Professional Equestrian Facilities:

Designed with horse care and management in mind, the estate offers outstanding infrastructure including:

- Two stable blocks:
- Main stable with 10 boxes, grooming area, shower, storage, and tack room
- Secondary stable for ponies/small horses with 8 4x2 boxes
- 30 fenced paddocks (approx. 1,000 m<sup>2</sup> each), all with automatic waterers
- 8 paddocks include crossing boxes with wooden shelters
- Outdoor riding arena with fiber footing (drained) & covered longeing ring

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## LOCAL TAXES

**Taxe foncière: 1 698 EUR**

## NOTES