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## Farmhouse for sale near Cuzorn in Lot-et-Garonne

**Cuzorn , Lot-et-Garonne , Nouvelle Aquitaine**



**€2,350,000**

inc. of agency fees

8 Beds    3 Baths    566 sqm    20 ha

Beautiful Equestrian domaine set in over 20 hectares of lush prairie and woodland with an elevated position to give panoramic views of almost 360 degrees over the surrounding countryside. it is simply...

### At a Glance

<b>Reference</b>	MFH-AES11208-STC	<b>Near to</b>	Cuzorn	<b>Price</b>	€2,350,000
<b>Bed</b>	8	<b>Bath</b>	3	<b>Hab.Space</b>	566 sqm
<b>Land</b>	20 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautiful Equestrian domaine set in over 20 hectares of lush prairie and woodland with an elevated position to give panoramic views of almost 360 degrees over the surrounding countryside. it is simply amazing. This stunning property offers over 560m2 of accommodation with a maison principale, a separate maison d'ami

and numerous outbuildings; in addition there is a swimming pool (10m x 5m with diving depth at one end), garage, stable block (with 9 individual horse boxes), 2 menages and even a 5000m<sup>2</sup> lake.

in brief, accommodation in the main house (369m<sup>2</sup>) comprises: living room, dining room, kitchen plus separate chef's kitchen, summer living room, office, library, utility room, wine cellar, 5 bedrooms (including master suite with ensuite bathroom), a further bathroom, and WC.

Accommodation in the separate maison d'ami (122m<sup>2</sup>) includes an open plan living / dining room, kitchen, 3 bedrooms, bathroom, WC and garage.

Additional accommodation can be found in the 'Bergerie' (47.5m<sup>2</sup>) which has a bar, TV / Games room, sauna and gym area and also in the 'Sellerie' (28m<sup>2</sup>).

Equestrian facilities include; stable complex (347m<sup>2</sup>) including 9 horse boxes, horse shower area, garage, hayloft and workshop; horse walker (16m diameter), 1 open menage (25m x 60m with water jets, drainage and lighting), 1 covered menage (20m x 40m with water jets, drainage and possibility for lighting) and horseback riding trails within the grounds and beyond.

The entire property is almost energy self-sufficient with 28 solar panels (2/3 energy output used and 1/3 sold back to grid) and a new air/water heat pump for the main house installed in 2023.

This idyllic and private oasis is located no more than 30 minutes from the charming towns of Monpazier, Belvès, Villereal and Monflanquin and less than an hour from Bergerac with its international airport.

Summary

Property type:	Farmhouse
Bedrooms:	8
Bathrooms	3
Price	€2,350,000

Key Information

Internal Area:	566 sqm
Land Area:	20 ha
Property Features:	
•	Swimming Pool

Location: Nouvelle Aquitaine



## Gallery



















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