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## Equestrian Estate on 40 Ha with a lake in Dordogne

Mareuil , Dordogne , Nouvelle Aquitaine



**€1,590,000**

inc. of agency fees

9 Beds    8 Baths    600 sqm    40 ha

Equestrian Estate with 3 houses and 40 Hectares with meadows, woodland and a large pond in the heart of Périgord Vert.

### At a Glance

Reference	MFH-IJLJ9MP	Near to	Perigueux	Price	€1,590,000
Bed	9	Bath	8	Hab.Space	600 sqm
Land	40 ha	Pool	Yes	Land Tax	N/A

### Property Description

In the heart of Périgord Vert, between Périgueux and Angoulême, this Domaine is an exceptional natural site with a 1-hectare lake with a pontoon, in a beautiful green setting. This charming property, set on a unique estate of about 41 hectares with meadows, woods, and a pond, offers multiple possibilities for accommodation and tourist activities, events, equestrian, livestock, permaculture, or truffle cultivation (200

truffles), with great autonomy.

The main house has a living area of about 310 sq.m. It is on two levels and includes a beautiful living room with a fireplace, a family kitchen, an office, and a laundry/pantry. On the first level, there are four spacious and elegant bedrooms, three bathrooms, and one shower room, as well as a dressing room. The kitchen accesses a charming backyard with braziers and foggers, opening onto nature.

On the edge of this courtyard is a cottage of about 230 sq.m, with a living room, kitchen, and bathroom, and upstairs, three bedrooms, a bathroom, and a bathroom. In addition, there is a cellar of clay and partly vaulted, upholstery/lingerie, and a boiler room.

A third house, about 60 sq.m, is a guest house or caretaker's house with a wooden terrace. It consists of a living room, a kitchen, two bedrooms, and a bathroom. The property has a beautiful heated swimming pool, a terrace of around 71 sq.m, and a large relaxation area.

Outside, you will find a range of outbuildings: several stables with pulley boxes, stabling, *graineterie*, an indoor arena with bleachers, a quarry, several sheds, a garage, and a large barn that can be converted into a magnificent reception room.

## **The First House**

### **The ground floor**

- living room
- family kitchen
- office and laundry/storeroom

### **The first floor**

- 4 spacious rooms
- 3 bathrooms
- 1 shower room
- 1 dressing room

## **The Second House**

### **The ground floor**

- living room
- kitchen
- shower room

### **The first floor**

- 3 bedrooms
- shower room
- bathroom

## **The Third House**

### **The ground floor**

- living room
- kitchen
- 2 bedrooms
- shower room

*This site exudes incredible charm, in a privileged environment.*

## Environment & Surroundings

Lake or River View? ✓

## And Before You Ask

Condition:	Newly renovated
Condition of Roof:	Good condition
Drainage:	Septic up to norms
Property Tax:	€3062.00

## Summary

Property type:	Farmhouse
Bedrooms:	9
Bathrooms	8
Price	€1,590,000

## Key Information

Internal Area:	600 sqm
Land Area:	40 ha
How many Outbuildings:	10

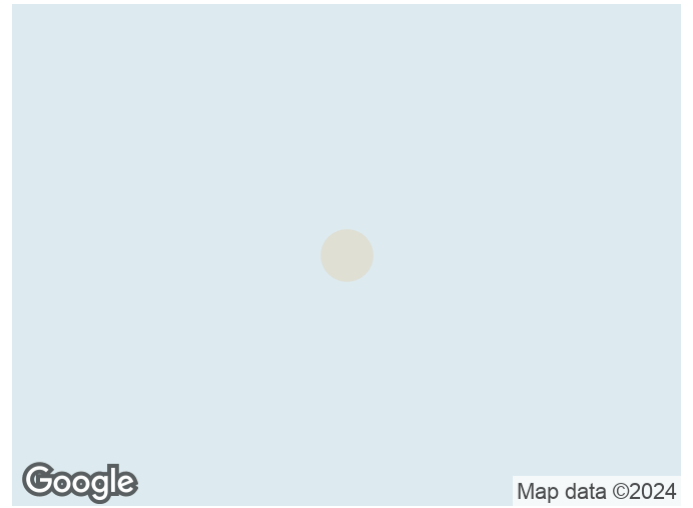
### Property Features:

- Indoor carousel
- quarry 20x40
- Barn stable
- Old internal stable (3 boxes)
- Barn of 6 boxes
- Graineterie
- Garage
- Nursery large stable + Workshop storage + boxes
- Hangar
- Stall

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

**Location: Nouvelle Aquitaine**





## Gallery











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