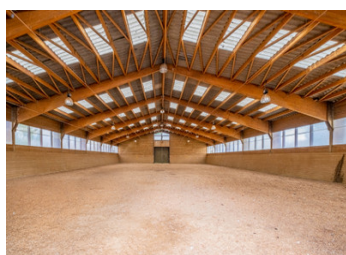


Exceptional 18th century equestrian estate on 87.5 ha in one piece, hunting and carp fishing.



INFORMATION

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

IN BRIEF

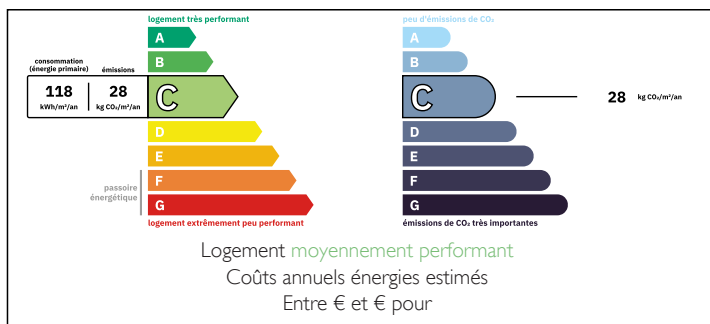
Rare exceptional property - 18th century hunting lodge, equestrian estate, 87.5 ha, ponds, carp fishing and self-sufficiency

A former 18th-century hunting lodge, this vast property blends harmoniously into an unspoilt, natural landscape. It includes an elegant manor house and equestrian facilities, all set in 87.5 hectares in a single block. Possibility to get 56 ha on top.

Two superb lakes of 4.8 ha and 1.4 ha complete this idyllic setting, perfectly suited to carp fishing.

An ideal place for horse lovers, hunting enthusiasts, lovers of the great outdoors and those seeking independent living. This unique estate offers a rare, peaceful and self-sufficient lifestyle.

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:	12000 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

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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

An Exceptional Estate in the Heart of the Périgord Vert

Far from the hustle and bustle of major cities and the glittering Michelin-starred restaurants of Paris or Lyon, the Périgord Vert offers a unique way of life—one shaped by nature, gastronomy, and history. Here, cuisine is rooted in the land: more authentic, more rustic, more real. The black truffle, affectionately known as the region's "black gold," reigns supreme. Its rich aroma enhances omelets and