

Equestrian estate on 20 ha with 2 indoor arenas, 25 boxes, housing, storage



INFORMATION

Town:	Mazières-Naresse
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	199041 m2

IN BRIEF

Active equestrian property on 20 ha, 25 min from Bergerac

Professional facilities include 2 covered arenas (70×20 and 42×20), a lunging ring, 25 equipped boxes, tack rooms, horse showers, fenced paddocks and pastures. Accommodation features a 95 m² Périgord-style house (3 bedrooms, wood-burning stove, new roof in 2025), a 35 m² studio, a 95 m² clubhouse, barn, workshop, and storage building. Equestrian school and owner stables currently operating.

Direct access to riding trails, near a racetrack and insemination center.

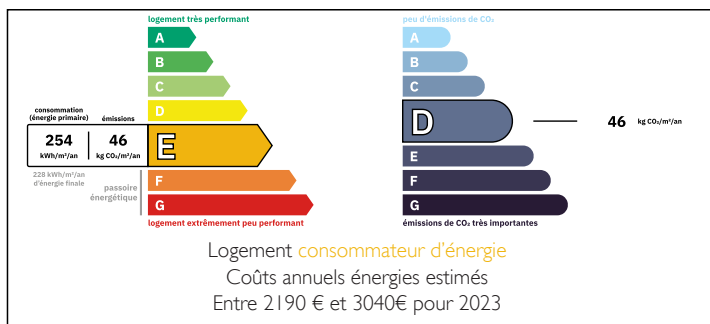
Optional agricultural equipment available.

Ideal for riding center, breeding, or horse boarding.

A rare opportunity in the Dordogne region.



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 habitation: EUR

NOTES

DESCRIPTION

Active equestrian complex on 20 hectares ideally located between Bergerac and Villeneuve-sur-Lot

At the end of a private lane bordered by fields and fenced pastures, punctuated with ponds, lies a rare equestrian estate designed to combine passion, profession, and quality of life.

Dedicated to teaching, breeding, or hosting horse owners, this operational property offers complete infrastructure and a privileged natural setting.

High-level equestrian facilities

- Indoor stable with 25 boxes (3×3 m), all equipped with automatic waterers
- Covered arena (42×20 m) with sand footing (low water requirement), accessible without going outside
- Large covered arena (70×20 m), fenced, with photovoltaic roof panels (800)
- Lunging ring with 18 m diameter
- Two tack rooms (8.88 m² and 8.35 m²), two horse showers (4×4 m), two 4 m² rooms including one with electric shutter (grain storage)
- Central aisle ready to accommodate a farrier station (drainage channel)
- Sliding door façades
- Paddocks and pastures fenced with 2 cm tape, some with water supply
- Significant water reserves for arena maintenance

Living spaces and outbuildings

- Périgord-style house of approx. 95 m² including: 3 bedrooms (15, 12, 12 m²), living room with open kitchen (54 m²), wood-burning stove, shower room, convertible attic, basement with Géminox oil boiler and hot water tank, aluminium double glazing, 2 terraces, new roof (2025) with current ten-year warranty

- Independent studio of approx. 38 m² including: living room with open kitchen (33 m²), shower