

## Exceptional Horse Care – Premium Stables Paired with a Charming Stone Residence



## INFORMATION

Town:	Saint-Sylvestre-sur-Lot
Department:	Lot-et-Garonne
Bed:	8
Bath:	2
Floor:	256 m2
Plot Size:	80000 m2

## IN BRIEF

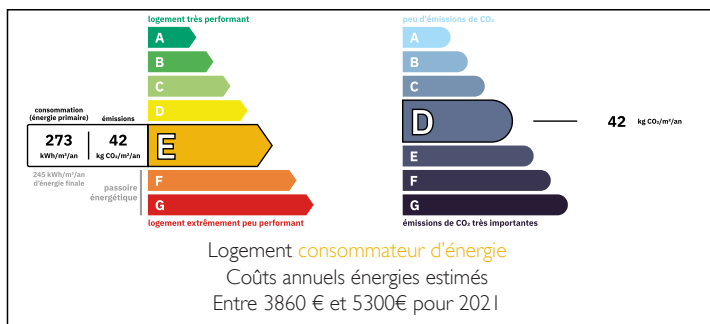
A Rare Find for Equestrian Professionals and Passionate Riders Alike

Tucked away in the heart of the Lot-et-Garonne, this remarkable property offers far more than just a home — it's a fully equipped, ready-to-run equestrian haven. Set within 8 hectares of land dedicated exclusively to horses, with the option to acquire additional acreage if desired, it combines exceptional facilities with a traditional stone farmhouse full of character and potential. Designed with equine welfare at its core, this is a place where horses come first and opportunities abound.

If you've been searching for a property that balances privacy, purpose, and possibility — this might just be the one.



## 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

The Ultimate Equestrian Property – Where Horse Welfare Comes First

Tucked away at the end of a sweeping private drive, this traditional stone farmhouse with its impressive equestrian facilities is a haven for both horses and their humans. Now set within 8 hectares of dedicated equine terrain, the land has been thoughtfully refocused to prioritise horse welfare and training – with the option to purchase additional farmland if desired.

The Farmhouse – A Canvas for Your Vision

Offering 287m<sup>2</sup> of living space over two floors, the farmhouse is full of character and potential. The ground floor features a large open-plan living and dining area ideal for hosting, alongside a well-equipped kitchen with central island and wood-burning insert. A generous 40m<sup>2</sup> master suite includes a private office and wood burner, creating a cosy and practical retreat. Another en-suite bedroom opens onto a bright 43.5m<sup>2</sup> conservatory, perfect for unwinding after a long day.

Upstairs, six further bedrooms (some with exposed beams), a family bathroom, and separate WC provide ample space for family, guests, or staff accommodation. While the house is immediately habitable and benefits from double glazing, oil-fired central heating, and recent rewiring, it also holds enormous potential for bespoke interior renovation to suit your personal tastes or business needs.

Equestrian Facilities – Built for Serious Horse Management

The heart of this property lies in its extensive and purpose-built equestrian facilities. A fully renovated 320m<sup>2</sup> stone barn houses:

6 indoor stables

## LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

## NOTES