

Equestrian Property with 2 Houses & 5.5 Hectares – Dordogne



INFORMATION

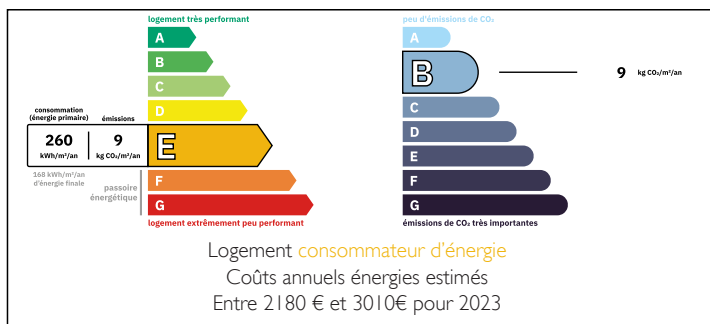
Town:	Saint-Martin-de-Gurson
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	180 m ²
Plot Size:	5484 m ²



IN BRIEF

Peacefully situated equestrian property near Saint-Martin-de-Gurson in the Dordogne, offering approximately 5.5 hectares of fenced land, two houses and extensive equestrian facilities. The main house of around 120 m² offers open-plan living and a large dormitory upstairs, while the second house of approximately 60 m² provides further independent accommodation with two bedrooms. Ideal for horses, the property includes stables, a 40 x 20 m riding arena, approximately 153 m² of agricultural/equestrian buildings and a 22 m² workshop. Surrounded by stunning countryside with open views and access to beautiful forest tracks, it offers privacy without complete isolation. Montpon-Ménestérol, with shops, services, railway station and access to the A89 motorway, is within easy reach. An excellent opportunity for an equestrian lifestyle or smallholding in southwest France.

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: 760 EUR

NOTES

DESCRIPTION

A peaceful equestrian setting in the Dordogne: Set in the beautiful countryside near Saint-Martin-de-Gurson, this characterful equestrian property combines privacy, open views and approximately 5.5 hectares of fenced agricultural land. Forest lanes and countryside tracks around the property add to its appeal and make it particularly attractive for those looking to develop an equestrian activity or enjoy a rural lifestyle with horses.

Two separate houses – ideal for accommodation or gîte potential:

The main house offers approximately 120 m² of accommodation, with a spacious open-plan kitchen, dining and living area, a shower room and a large dormitory area upstairs, where there is potential to create an additional shower room. The property benefits from electric and wood heating, double glazing and a roof in good condition.

The second house, approximately 60 m², provides valuable independent accommodation with an open-plan kitchen and living area, two bedrooms, a bathroom and WC. It also benefits from electric and wood heating and double glazing, although some updating would further enhance the property.

Having two separate dwellings opens up a range of possibilities, including owner and staff accommodation, a guest house or gîte, subject to any necessary permissions. This could be particularly interesting for buyers wishing to combine an equestrian activity with holiday accommodation or additional rental income.

5.5 hectares and excellent equestrian potential: A major attraction is the existing equestrian infrastructure. Approximately 5.5 hectares of fenced land accompany the property, together with stables and a 40 x 20 m riding arena, which requires refurbishment.

There are approximately...