



## Vertraulicher Verkauf Großes Reitgrundstück mit Ställen, Ne



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,228,386.51

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Bergerac  
ZIP code: 24100  
Posted: Mar 12, 2024

### Description:

#### CONFIDENTIAL SALE:

Located between Bergerac and Bordeaux - large 4 hectare property fully equipped to welcome you and your horses.

Situated 30 minutes from Bergerac and 1 hour from Bordeaux, the property comprises a main house of 162m<sup>2</sup> with 4 bedrooms, a training room (formerly a clubhouse), a second small dwelling with professional kitchen and equestrian facilities including two large riding arenas and 19 paddocks:

Main house 162m<sup>2</sup> - Ground floor:

Entrance hall -  
Kitchen -  
Living room of 36 m<sup>2</sup> -  
bathroom -  
WC -  
Two bedrooms -

First floor :

Two bedrooms -  
Shower room with WC -



Convertible attic space 70 m2 -

Swimming pool 10m x 5m (out of use as the liner needs changing).

Technical points:

Mains gas heating - Recent boiler

Double glazing throughout

Seperate 50 m2 staff apartment:

A small single bedroomed dwelling equipped with a professional kitchen.

Equestrian area :

2 stables with a total of 9 boxes

tack rooms

50 m2 training room (formerly club house) with fireplace

60 x 30 m2 lighted riding arena (Fontainebleau sand arena)

80 x 50 m2 riding arena (Fontainebleau sand arena)

19 stabilized paddocks with drinking troughs.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques :

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Built: 1900

## Common

Bedrooms: 4  
Finished sq. ft.: 162 sq m  
Lot Size: 39672 sq m

## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Gas

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 236

## Building details

Outdoor Amenities: Pool  
Number of Floors: 2

## Lease terms



Date Available:

### **Additional information**

Website URL:

[http://www.arkadia.com/GKAD-T68493/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68493/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID:

354\_34520

