



Unique stone property with equestrian elements and 13.5 hectares of land,

47150, Monflanquin, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 2 Beds * 1 Bath

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€454,210

Ref: BVI26229

Property Description

Situated down a long private track, this unique property is nestled within over 13 hectares of its own land. It is a perfect equestrian property and benefits from having a summer sand school and a large stone barn (142m²) with stabling to one end. The property has been renovated within recent years with new electrics and plumbing. The house is fully double glazed with a woodburner and electric heating. To fully appreciate the stunning 360 degree views, the owners designed their living space on the first floor of the property which comprises a spacious dining kitchen which is a bespoke 'fired earth' non fitted kitchen and an Aga, a gorgeous living room, with a log burning stove. The Master bedroom suite plus 2 further bedrooms and a family bathroom are located on the ground floor. No expense has been spared in the renovation of the property, with bespoke hand-made oak doors, English oak floors on the first floor and terracotta tiles throughout the ground floor. To the exterior of the house a 50m² covered terrace provides superb outdoor living. There is an ancient stone piggery and chicken house, which is a useful and pretty feature to the garden. The popular bastide town of Monflanquin is less than a 5 minute drive and Bergerac, with its international airport is just 30 minutes away. Price including agency fees : 477.000€ Price excluding agency fees : 450.000€ Buyer commission included: 6%

