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## High-end private stable of 1250 m<sup>2</sup> (680 m<sup>2</sup> living space) on

**Bergerac , Dordogne , Nouvelle Aquitaine**

# €1,995,000

inc. of agency fees

7 Beds      680 sqm      20.88 ha

In the South of the Dordogne department, exceptional private stable offering 1,250m<sup>2</sup> with high-end services. The property is composed of a stable, a warehouse and a caretaker's house: Stable of 750m<sup>2</sup>:...



### At a Glance

<b>Reference</b>	MFH-CJC02116	<b>Near to</b>	Bergerac	<b>Price</b>	€1,995,000
<b>Bed</b>	7	<b>Pool</b>	No	<b>Hab.Space</b>	680 sqm
<b>Land</b>	20.88 ha			<b>Land Tax</b>	N/A

### Property Description

In the South of the Dordogne department, exceptional private stable offering 1,250m<sup>2</sup> with high-end services. The property is composed of a stable, a warehouse and a caretaker's house: Stable of 750m<sup>2</sup>: ? a private part with its 480m<sup>2</sup> of living space: an apartment on the ground floor of 100m<sup>2</sup>, upstairs, a delightful studio of 60m<sup>2</sup> and 2 apartments of 160m<sup>2</sup> which need some finishing work ? and a professional part

(270m<sup>2</sup>) which can accommodate 6 broodmares, ? Warehouse of 300m<sup>2</sup>, ? Caretaker's house of 200m<sup>2</sup> currently rented, will be available in 1 year. The whole on a plot of 20HA 87A 57CA decorated with numerous terraces, barbecue, well, organic vegetable garden, organic orchard, an Olympic competition quarry (5,400 m<sup>2</sup>), a Havrincourt circle (drained quarry and circle whose integrated watering comes from the water of one of the 3 ponds): 1 pond intended only for swimming horses, the other 2 ponds are full of fish, meadows with 4 paddocks and more than 3.4 hectares of oak forest... Refinement and luxury guaranteed. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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## Summary

Property type:	Farmhouse
Bedrooms:	7
Price	€1,995,000

## Key Information

Internal Area:	680 sqm
Land Area:	20.88 ha

## Location: Nouvelle Aquitaine



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**C. BAUER – Sunday Times**

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