Exclusive Listing – Exceptional 35-Hectare Estate with Equestrian Facilities

5 2 350,000m² 278m²



Reference
114481

Price
€892,500

Location
Montaigu de Quercy

Description
Exceptional 35-hectare estate with equestrian facilities, located near Montaigu-de-Quercy in south-west France. This characterful family home features authentic period details and a self-contained apartment. The property includes several outbuildings, horse boxes, a sand arena and riding trails through the woodland. Surrounded by fenced pastures and forests, the estate enjoys panoramic valley views, a spring-fed pond and a plot designated for construction.





Features
35 hectares
Equestrian facilities
Authentic charm



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General

Rooms: 5

Living area: 278m²

Land area: 350,000m²

DPEScore: C (179kWhEP/m²/an)

GESScore: A (5kgCO2/m²/an)

Property tax: €2,669

Layout Living area House 278 m²

Ground floor

Entrance hall : 15 m² Vaulted ceiling with natural stone flooring

Separate WC : 1.5 m²

Apartment with: Living room 24.5 m² Fireplace with wood-burning stove
Bedroom 15 m²
Kitchen 5.8 m²
Bathroom 3.7 m²

Cellar with: Tackle room 13.5 m²
Laundry room 60 m² Boiler room with wood-fired boiler and wood storage
Storage 24 m²

Chapel : 10.5 m² Vaulted room that was the former chapel of the house.

First floor: Stone staircase

Hallway : 14 m² French doors opening onto the tiled terrace

Living room : 72 m² Fireplace with wood-burning stove, 4 windows and French doors opening onto the terrace

Kitchen: 14 m² Terracotta floor tiles, natural stone countertop

Bedroom: 19 m² French doors opening onto the tiled terrace

Hallway: 10 m² with cupboards

Bedroom: 27 m²

Bedroom : 15.2 m² Built-in wardrobes, 2 south-facing windows

Bathroom : 12 m² In a vaulted room with bathtub, double vanity, and bidet

Separate WC : 1.5 m²

Insulated attic: Double layer of fiberglass insulation

Outbuildings

Barn 170 m² (agricultural use)

Dépendance 91 m²