# MAISONS & CHATEAUX



Ref: 8961PJP

#### **Beautiful Manor house in the Lot**

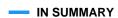
Area

Habitable: 330 m<sup>2</sup>

**公** Usable:

O Land: 2,6 Ha 514 000 €

Manor-house for sale Lot. Beautiful manor house offering 330 m<sup>2</sup> of living space dating from the 18th in the Quercy blanc. Beautiful building to be renovated on 2.6 hectares of grounds with outbuildings and dovecotes of the 14th century, surrounded with a formal garden with dominant views over the valley.



Rooms: Bedrooms: 6 Bathrooms: 2 Swimming pool: no Garage place : nc Parking space : nc Outbuildings: yes

**Wood** 

Advantages: Manor house with architectural features | Dominant views over the valley

### SERVICES

1st Shops: 5 mn

All shops : 5 mn H Health: 30 mn

Elementary: 5 mn Middle School: 5 mn High school: 30 mn

√m 30 mn 30 mn 30 mn -ატ- 75 mn

## **ENERGY INFORMATION**

Etiquette énergie : Exonéré









#### DESCRIPTION

The ground of the ground floor of the manor house is of stone, there is also a stone central staircase. On the 1st floor the grounds are of terracotta tiles and parquet flooring. Every bedroom has a fireplace. All the internal doors are authentic of the 18th century. Certain rooms of the manor house have arched ceilings.

## Ground floor of the main building:

Dining room :  $19.90 \text{ m}^2$ Kitchen :  $26.50 \text{ m}^2$ Utility room :  $9 \text{ m}^2$ Corridor :  $3.50 \text{ m}^2$ Laundry room :  $6.70 \text{ m}^2$ 

Hall: 21.50 m<sup>2</sup>
Lounge: 26.90 m<sup>2</sup>
Sitting room: 18.50 m<sup>2</sup>
Storage room: 5.40 m<sup>2</sup>
Storage room 2: 5 m<sup>2</sup>
Cellar: 15.30 m<sup>2</sup>

First floor Staircase and landing: 28.60 m<sup>2</sup>

Right wing: Bedroom 1 : 27 m<sup>2</sup> Bathroom 1 : 14 m<sup>2</sup> Bedroom 2 : 19.20 m<sup>2</sup>

Bedroom 3: 10.60 m<sup>2</sup> Left wing:

Bedroom 4 :  $26.50 \text{ m}^2$ Bathroom 2:  $8.70 \text{ m}^2$ Bedroom 5 :  $20.5 \text{ m}^2$ Bedroom 6 :  $12.90 \text{ m}^2$ Toilets:  $1.80 \text{ m}^2$ 

Outbuildings

Dovecote tower :  $50.40 \text{ m}^2$ Prune oven :  $13.20 \text{ m}^2$ 

Common outbuildings : 1000 m² with arched ceilings

Wine cellar: 24.80 m<sup>2</sup> Winery: 37.20 m<sup>2</sup> Garage: 25 m<sup>2</sup> Terrace: 40.20 m<sup>2</sup>

Near to a village for shopping

