



Ref : 9263CHG

Impressive and comfortable fortified house from the 15th century with pool.

Area



Habitable : 570 m²



Usable : 710 m²



Land : 1,3 Ha

1 295 000 €

Manor-house for sale Lot. Old fortified house that goes back to the 15th century and extended in the 17th and 18th, offering a total 510 m², built on 3 levels above the cellars. kitchen, lounge, dining room, 6 bedrooms, 5 bathrooms of which 3 with baths and 2 with showers, games room, wine cellar, laundry room, barn of 84 m² converted into 2 bedrooms, 2 bathrooms of which one with bath and 1 with shower, and a covered terrace of 41.5 m² with bread oven, a former pigsty used as a workshop of 12 m², a room of 6 m² and a boiler room of 16 m² with a Hargassner shredded wood boiler and a 25 m² wood silo, a well, a 10m x 5m glass mosaic tiled pool with chlorine treatment, stone beach, technical room in the dovecote tower.

IN SUMMARY

Rooms : 12
Bedrooms : 8
Bathrooms : 7

Swimming pool : yes
Garage place : 2
Parking space : 5
Outbuildings : yes



Wood Chips



Adsl

Advantages : Very comfortable | Spacious

SERVICES



1st Shops : 7 mn



All shops : 7 mn



Health : 35 mn



Elementary : 7 mn

Middle School : 7 mn

High school : 7 mn



30 mn



40 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

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— DESCRIPTION

Stronghold house

Ground level

Laundry room : 18.50 m², 300L, bac electric hot water heater, terra cotta tiled floor.

Technical room for heating system : 3.30 m², Viessman 750L hot water tank.

Toilets with handwash : 3.50 m², terra cotta tiled floor.

Heated room for laundry drying : 2.00 m²

Hallway : 7.00 m², terra cotta tiled floor, oak wood stairway leading to the 1st floor and stone steps leading to the rest of the garden.

Hallway : 9.10 m², access to the garden.

Wine cellar in the old tower 14.50 m², terra cotta tiled floor, water softener, exposed beams.

Lounge/ Games room : 35.00 m², porcelain stoneware slabs, exposed beams, access to the pool, lime plaster, underfloor heating.

Bedroom1 : 39.50 m², 2, porcelain stoneware slabs, double glazing, exposed beams, underfloor heating, access to the pool.

Bathroom in old tower : 13.50 m², porcelain stoneware slabs, underfloor heating, stone washbasin, walk-in shower, toilets, towel drying radiators connected to central heating system, air extractor, window.

1st floor

Hallway: 8.20 m², stairs leading to the second floor.

Kitchen : 30.00 m², stone floor, exposed beams, monumental fireplace with Godin wood burning stove, former stone sink with large bay window, custom-built oakwood kitchen units, solid oakwood work top, gas cooking range 5 fires Smeg with oven and hood, double sink with mixer tap and stone splashback, double glazing.

Dining room : 37.00 m², sold oakwood parquet, exposed beams, monumental stone fireplace, open hearth fireplace with hatch, access to the gallery.

Lounge : 40.00 m², solid oakwood parquet flooring, exposed beams, fireplace, access gallery and terrace. Hallway : 20.50 m², stone floor, former stone sink, exposed beams, double glazing, access to South East facing terrace with large stone stairway.

Toilet with hand wash: 2.45 m², stone floor.

2nd floor: solid oak wood parquet flooring

Hallway : 2.35 m², exposed framework and half timbering.

Landing : 16.00 m², exposed beams, solid oak staircase to the 3rd floor.

Corridor : 5.50 m²

Bedroom 2 with small living room : 20.00 m², exposed framework and half timbering.

Bedroom 3 with small living room : 26.50 m², exposed beams

Bathroom : 9.00 m², terra cotta tiled floor, exposed beams, solid oak unit with 2 washbasins, bath, shower. Bedroom 4 : 38.00 m², cupboards, exposed beams.

Bathroom : 13.00 m², stone floor, exposed beams, solid oak unit with 2 washbasins, bath, shower.

Toilet : 1.70 m², stone floor.

3rd floor

Landing : 11.00 m², exposed beams, former beamholes

Bedroom 5 : 38.00 m², sea rush carpet, exposed framework.

Bathroom : 12.00 m², stone floor, 2 washbasins, bath, toilet, tower's exposed framework.

Bedroom 6 : 26.00 m², sea rush carpet, exposed framework.

Bathroom : 8.00 m², parquet wood flooring, shower, washbasin, toilet, exposed framework.

Converted barn with underfloor heating

Bedroom 7 : 29.00 m², stone floor, exposed stone and lime plastered walls, exposed framework.

Bathroom : 12.00 m², walk-in shower, stone floor, double washbasin and toilet.

Bedroom 8 : 28.00 m², stone floor, , exposed stone and lime plastered walls, exposed framework.

Bathroom : 14.00 m², stone floor, bath, shower, toilet.

Nice stone pond with fountain against the barn wall.

Covered terrace with wood pillars : 41.50 m², cement floor, bread oven, exposed framework.

Former pigsty and closed area with small stone walls : 12.00 m², today converted into a workshop.

Heating room : 6.50 m², slabstone roof.

Pool : 10m x 5m, 1.50 m deep, mosaic glass tiling, chlorine treatment, winter and summer cover, technical room in stone tower, large stone beaches.

Boiler room : 16.00 m², cement floor, stone walls. Hargassner shredded wood boiler with worm screw feeding system and programming.

Wood silo : 25.00 m², automatic feeding system

Stone covered outbuilding : 14.00 m², water supply

Outbuilding with 2 horse boxes : 17.00 m²

Pigeonnier dovecote tower

Well

Vegetable plot

Orchard

Superb spacious property with plenty of comfort set in a beautiful location close to all shops and services.

Are you interested ?



Marie

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