



Ref : 9346CHG

Bourgeois house from the 17h and 18th century, listed

Area



Habitable : 303 m²



Usable : 183 m²



Land : 2,5 Ha

735 000 €

Manor-house for sale Lot. In a village, unique impressive house from the 17th and 18th century, listed as an Historical monument with double pigeonnier with wooden terrace and balcony. The building entirely restored offers today more than 300m² of comfort and charm, 4 en suite bedrooms, office library, large living room with fire place, a guest house, 2 horse boxes, swimming pool and pool house, the all combination on 2.5ha of park bordered by a stream. Unique.

IN SUMMARY

Rooms : 12
Bedrooms : 5
Bathrooms : 4

Swimming pool : yes
Garage place : 2
Parking space : 3
Outbuildings : yes



Geothermal



Adsl

Advantages : Charming property | All modern comfort

SERVICES



1st Shops : 8 mn



All shops : 8 mn



Health : 20 mn



Elementary : 1 mn

Middle School : 20 mn

High school : 20 mn



20 mn



10 mn



75 mn

ENERGY INFORMATION

Etiquette énergie : Exonéré

A

B

C

D

E

F

G

A

B

C

D

E

F

G



Maisons & Chateaux

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— DESCRIPTION

Ground floor

Large lounge with fire place, stove, wooden floor, 2 windows 59.30m²

"Souillarde" former kitchen, in the lounge with curved bay window, stone floor 4.10m²

Kitchen, entirely equipped and fitted 7.13m²

French window opening onto the terrace

Master bedroom area : 27.14m²

A window, walnut cupboard built on the wall, dressing

Shower room 6.62m² : double basin, shower, "starck" wc

Walls covered with stone, teck floor, mixed electric and geothermal towel dryer , a cupboard

Library, 19.60m²

Massive wooden floor, door to terrace, double window, 4 fixed bay, wall library cabinet

Shower room 4.16m²

A basin, shower, wc

Bedroom 2 : 22.08m², 2 windows an two faces, wood flooring

Dressing entirely fitted 5.74m²

Independent entrance 5.51m²

Staircase leading to en suite bedroom 3 area

Cupboards under staircase

First floor

Bedroom 3 en suite

Entrance 1.20m²

Lounge 13.60m²

Bedroom area, 2 windows on 2 faces, wood flooring 15.23m²

Bath room 4.74m²

Shower, basin, wc, bathtub, a window

Garden floor

En suite Bedroom 4 : 33m²

French window to the garden, stone floor, cupboards, office area

Bathroom 8.44m², comprising a basin, bathtub, independent ws

Wine cellar 4.46m²

Laundry 10.34m²

Workshop 35.90m²

Access to the garden by large door under the pigeonnier

Hot water tank, oil tank for oil boiler

Second floor

Convertible attic 83m²

Outbuildings

Caretaker's house, to renovate 50m²

Shed for 3 cars

Washing area

2 boxes for horses

Pool house 20m²

Miscellaneous

Main drainage

Heating by geothermic and oil boiler in support

Fire place in the large lounge with wood stove

Electricity up to standards

Recent wooden frame with double glazing

Swimming pool 6x12m with liner, chloral system, stone beach

Cahors 20mn

Motorway A20 : 10mn

Toulouse center 1h20mn

Brive Airport 40mn

Toulouse Airport 1h20mn

Very comfortable property with a singular type, charming, Quercy typical architectural elements, landscaped par, bordered by a stream, outbuildings that could be used as gite or guest house, a swimming pool and a pool house, all the ingredients for a real character property.

Are you interested ?



Marie

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