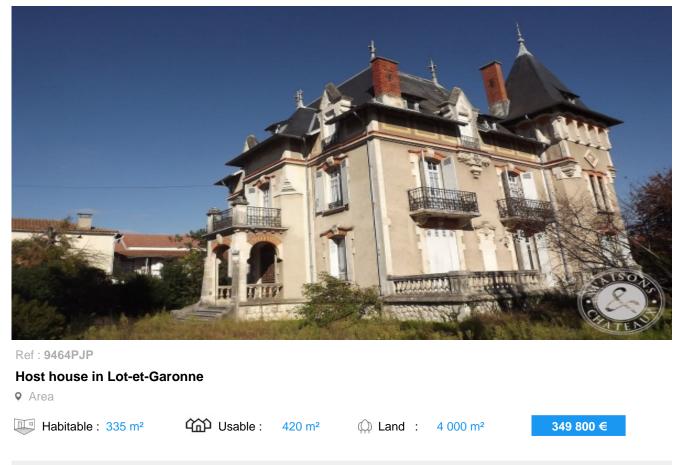
MAISONSELLER DE PRESTIGE & DE CARACTERE



Luxurious residence for sale Lot et Garonne. Situated in a village of Lot-et-Garonne Maison de maitre dating back from of the 19th century of about 335 m² net living space, on basement of about 150 m². Magnificent raised ground of 4000 m². Shops and most services close by. The property has in total 15 rooms comprising 6 bedrooms. The interior is in keeping with its age and the materials used are of good quality. The house offers some of its original wooden floors, lovely original beams and fire places in each room.

IN SUMMARY			
Rooms : 15	Swimming pool : no	Fuel	
Bedrooms : 8 Bathrooms : 6	Garage place : 2 Parking space : 2 Outbuildings : yes	🤶 Adsi	
Advantages : Town house Ameneties near by			
- SERVICES			
1st Shops : 5 mn 🛛 🗮 All sho	ps : 5 mn H Health :	: 15 mn	
Elementary : 5 mn Middle	e School : 5 mn	ligh school : 15 mn	
🚊 15 mn 👚 20 mn <u>)</u>	20 mn 🚽 🤠 75 mn		
- ENERGY INFORMATION			
Consommation conventionnelle 232,00 kWhep/	m ² .an Estimation des	s émissions 43,00 kg éqCO2/m².an	
A B C D E F G	A B	C D E F G	

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DESCRIPTION

Ground floor : around 150 m² Entrance Hall and corridor : 41.30 m² Kitchen : 24.48 m² Living room : 39.64 m² Office : 10.69 m² Bedroom 1 : 17.04 m² Bathroom : 4.63 m² Passage way : 21m²

First floor Hallway : 40 m² Bedroom 2 : 18.90 m² Bathroom : 4.62 m² Bedroom 3 : 23.10 m² Bathroom : 3.30 m² Bedroom 4 : 18.27 m² Bathroom : 4.62 m²

Second floor Hallway : 20.15m² Bedroom 5 :17.63 m² Bedroom 6 :19.60 m² Office 2 :10.50 m² Attic that could be converted : 85.16 m²

Outside : Balcony and terrace area 25 m² Enclosed park, 2 private entrances possibility on a housekeeper house

The heating system is fuel, with lovely iron radiators. The house itself is very spacious and bright inside and could make a very comfortable home. Some interior decoration is required.



