



Ref : 9526TPL

## Domain of 19 ha comprising a Mansion, outbuildings, spring

Area montflanquin



Habitable : 740 m<sup>2</sup>



Usable : 1 200 m<sup>2</sup>



Land : 19,8 Ha

998 000 €

**Luxurious residence for sale Lot et Garonne.** Domain of 19 ha comprising a Mansion of 346m<sup>2</sup> with arms room of 47m<sup>2</sup> from the XIII century, outbuilding of 370m<sup>2</sup> comprising a guest house of 95m<sup>2</sup>, garages and boxes for horses converted outbuilding of 340m<sup>2</sup>, barn of 130m<sup>2</sup>, spring, ponds, swimming pool. Mill to restore.

### IN SUMMARY

Rooms :  
Bedrooms : 11  
Bathrooms : 10

Swimming pool : yes  
Garage place : nc  
Parking space : 10  
Outbuildings : yes



Wood and Fuel



Adsl

**Advantages :** Perfect condition | Large reception capacity

### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Elementary : 10 mn

Middle School : 15 mn

High school : 25 mn



25 mn



60 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 217,00 kWh/m<sup>2</sup>.an

Estimation des émissions 29,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an

A

B

C

D

E

F

G

A

B

C

D

E

F

G



### Maisons & Chateaux

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## — DESCRIPTION

### Main dwelling

#### Ground floor

Office : 26.50m<sup>2</sup>, open fire place and terra cotta floor

Landing and staircase to get to the upper floor : 22.20m<sup>2</sup>

Kitchen : 22.50m<sup>2</sup>, equipped

Lounge/ library : 42m<sup>2</sup>, open fire place, terra cotta floor

Cellar : 42m<sup>2</sup>, former guard room use as a boiler room with Weismann oil boiler of 50kw, 2000l tank, 300l water tank on boiler.

#### First floor

Corridor : 28m<sup>2</sup>, wooden floor, wood work, access to the covered terrace, views over the mill and pond.

Bedroom 1 : 20m<sup>2</sup>, views avec the landscape park, bathroom of 8m<sup>2</sup> with bath tub, basin, wc, terra cotta floor.

Bedroom 2 : 22m<sup>2</sup>, terra cotta floor, bathroom of 12.50m<sup>2</sup>, terra cotta floor, bathtub, shower, wc

Bedroom 3 : 24.50m<sup>2</sup>, terra cotta floor, fire place, stairs leading to the bathroom of 9.50m<sup>2</sup> with bathtub, shower, basin, wc

Bedroom 4 : 25.50m<sup>2</sup>, wooden floor, fire place, antiques cupboards, balcony overlooking the pond, bathroom of 10.50m<sup>2</sup> with bath tub, basin, wc

Laundry : 24.50m<sup>2</sup>

#### Second floor

Landing : 14.50m<sup>2</sup> distributing :

Shower room : 4.50m<sup>2</sup>, shower, wc

Bedroom 5 : 13m<sup>2</sup>

Bedroom 6 : 16m<sup>2</sup>

Outbuilding N°1 with a party used as a guest room of 95m<sup>2</sup> with terrace of 42m<sup>2</sup>

#### Ground floor

Kitchen : 4m<sup>2</sup>, equipped

Dining room : 26m<sup>2</sup>, wood stove

Lounge : 23.50 with terrace access

Laundry, shower, wc : 9.50m<sup>2</sup>

Stairs leading to mezzanine with :

Bedroom : 24.50m<sup>2</sup> and bath room of 6m<sup>2</sup> with bathtub, basin

Reversible air conditioning, electric water tank for hot water

Roof redone, double glazing

The rest of the outbuilding is used as garages and boxes for horses

### Outbuilding N°2

Partly used as a barn on the ground floor and living use on the upper floor, comprising a bedroom, a living room, bathroom, wc.

A 300m<sup>2</sup> party used as a dwelling with terrace and arbor dominating mill and pond.

#### Ground floor

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Dining room : 75.50m<sup>2</sup>, terra cotta floor, fire place with stove  
Cloakroom and wc : 9.50m<sup>2</sup>  
Lounge : 19m<sup>2</sup> with Godin colonial stove, terra cotta floor  
Professional kitchen : 53.50m<sup>2</sup>, gas, berried tank of 1000kg  
Cloakroom and wc : 6.50m<sup>2</sup>  
Electric heating  
Entrance hall with stone staircase : 21m<sup>2</sup>, access to the bedroom's floor  
Landing : 18.50m<sup>2</sup>

Independent apartment  
Corridor : 10m<sup>2</sup>  
Bathroom : 6m<sup>2</sup>  
Bedroom : 12m<sup>2</sup>  
Bedroom : 11m<sup>2</sup>  
Wc : 2m<sup>2</sup>  
Storage : 4m<sup>2</sup>  
Terrace access : 16m<sup>2</sup>  
Independent bedroom : 14.50m<sup>2</sup> with 5m<sup>2</sup> shower room  
Independent bedroom with bathroom of 4.50m<sup>2</sup>  
Electric heating, double glazing

Swimming pool with roman stairs and large beach : 11m x 5m, liner, secured by portal and alarm, pump from 2013, pump booster from 2012 and filter from 2011  
2 ponds with running water  
Cereal mill to restore  
Landscape park with arbor  
Numerous private paths on the property of about 20hectares  
Spring  
Gothic bridge  
Lots of charm

Are you interested ?



Marie

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