



Ref : 9535NDC

Beautiful 19th century mansion, wedding hall, guest rooms

Area



Habitable : 280 m²



Usable : 850 m²



Land : 12,1 Ha

660 000 €

Property & Domain for sale Tarn et Garonne. Beautiful 19th century property restored with great care, old elements of beautiful quality. Master house and guest rooms, total living area 280m². Very nice reception room with a cathedral style ceiling and bar license III, terraces and large parking lot. 3 Large attached barns with a total floor area of 260m², each with its own attic allowing double the surface area for conversion. Nice bakery with bread oven. Garage. Land 12Ha bordered by a stream. Spring, pond, 2 wells and access to a terminal distributing water from the nearby lake for watering at a reduced price.

IN SUMMARY

Rooms : 11
Bedrooms : 6
Bathrooms : 5

Swimming pool : no
Garage place : 1
Parking space : 60
Outbuildings : yes

Wood
Adsl

Advantages : Wedding room and guest rooms | Spring water on a large lot

SERVICES



1st Shops : 10 mn



All shops : 18 mn



Health : 25 mn



Elementary : 10 mn

Middle School : 18 mn

High school : 18 mn



15 mn



15 mn



25 mn



60 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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Maisons & Chateaux

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— DESCRIPTION

The Reception Hall

Establishment receiving the public (multi-purpose ERP of 5th category, classified as type L for hearing, conference, meetings).

Capacity 130 persons.

Bar with licence III and professional beer taps.

Surface of the room 150m² including bar 11m², terracotta floor with a beautiful wooden dance area, exposed stone walls and framework, very nice crystal chandelier and other lighting fixtures.

The 28m² floor space has been converted into a cloakroom and sanitary facilities (M/F) in accordance with the standards for people with reduced mobility.

Catering area 60m² in the process of being fitted out.

Main house

Ground floor

Beautiful entrance hall 16m², large windows, built-in cupboard, terracotta tiles on the floor, original wooden staircase leading to 2 bedrooms upstairs.

Living room 55m², monumental open fireplace, bar area, original terracotta floor tiles, exposed stone walls.

Kitchen 16m², high aspiring and professional cooking piano with 5 gas hotplates and 2 ovens, wooden staircase leading to the private part.

1st Floor

Bedroom 16m².

Duplex apartment 39m² on the ground including bathroom 4.50m² + mezzanine about 15m², decorative fireplace, parquet floor, possible access to the guest rooms.

Bed and Breakfast

Ground floor, access from the outside

Bedroom 32m² with shower room 5m².

Bedroom 33m² with bathroom 8m².

Floor

Bedroom 24m² with shower room 4.50m².

Bedroom 32m² with shower room 5m².

5th bedroom being fitted out.

Possibility to grant some guest rooms to the private part and to fit out other rooms or independent dwelling in the adjoining barn.

The main house, multipurpose room, guest rooms and barns form a single rectangular building with 4 roofs.

Convertible space in the adjoining barns

1st Barn inside the building: catering area to finish/shed 60m² + 60m² in the attic.

2nd Barn: space occupied by hot water tanks/shed 60m² + 70m² in the attic.

3rd Barn: former stables 142m² and attic 142m² with a very high roof frame

4th Barn occupied by the multi-purpose reception hall, sanitary facilities and cloakroom + boiler room/wood storage area 44m².

Large shaded terrace with wooden floor and an upper terrace used as a stage.

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Stone outbuilding: bakery of about 20m² with the bread oven to renovate and an attached garage.

50cm log heater with Guntamatic 44kw boiler that heats 3000 litres of hot water in 2 buffer tanks ensuring high inertia for the closed circuit of the cast iron radiators.

300 litre mixed domestic hot water tank that can be heated electrically or with the energy from the buffer tanks.

Possibility to heat the reception room with the existing heating system.

The property is bordered by a stream and consists of 6 ha of workable woodland and 6 ha of natural grassland, which has been free of pesticides for several decades.

Possibility to agree to an irrigation mouth of an intermunicipal network fed by water from a lake.

2 wells, a spring and a pond.

Large wrought iron gate.

Driveways and large parking space.

Possibility to re-open a 2nd independent access.

Are you interested ?



Marie

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