



Ref : 9787CHG

## Manor house with outbuildings on 1.3 ha with views in Quercy Blanc

Area Montesquieu



Habitable : 291 m<sup>2</sup>



Usable : 473 m<sup>2</sup>



Land : 1,3 Ha

670 000 €

**Maison de maître for sale Tarn et Garonne.** Charming property on the heights of the Quercy Blanc with open views, in the north west of the Tarn et Garonne, 5 minutes from the St Jacques de Compostelle path and amenities. 18th century restored Maison de maître, terracotta, wooden floors and outbuildings comprising two gites to finish The whole on a surface of 1.3ha. The house was restored in the 90s with taste, at the garden the floors are terracotta, on the ground floor and the on first floor there are wooden floors, high ceilings, wood joinery single glazing. A heating system oil fed by a powerful boiler can heat one of the gites.

### IN SUMMARY

Rooms : 10  
Bedrooms : 6  
Bathrooms : 3

Swimming pool : no  
Garage place : 2  
Parking space : 3  
Outbuildings : yes



Wood and Fuel



Adsl

**Advantages :** Countryside | Nice views

### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 30 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 30 mn



30 mn



30 mn



45 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 244,00 kWh/m<sup>2</sup>.an

Estimation des émissions 47,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS  
Tel +33 (0)5 65 35 63 32  
contact@maisonsetchateaux.com

## DESCRIPTION

Maison de maître

On the garden floor:

Entrance giving onto a living room : 33,45 m².

Equipped and fitted kitchen : 37,66 m².

Laundry room : 15,53 m² equipped with a water softener.

Bathroom : 4,87 m² : Italian shower, washbasin, bidet, WC

Vaulted cellar : 15,96 m².

Garage : 40,73 m

Ground floor :

Living room mezzanine: 65,56 m².

TV room : 39,93 m² with fireplace equipped with a wood stove

Bedroom 1 : 14,75 m²

Bathroom : 6,98 m² bathtub, bidet, basins, WC

First floor :

Landing : 29,18 m²

Bedroom 2 : 17,84 m

Bedroom 3 : 13,94 m²

Corridor : 11,45 m

Bedroom : 4 20,87 m² to finish

Bedroom : 5 18,00 m² to finish

Bathroom 1 , 2 to finish

Attic to be converted: 90 m²

House 2 :

Cellar : 55,00 m²

Living room : 56,24 m

First floor :

Room to be fitted out in bedrooms : 56,24 m

Chalet :

Kitchen / living room : 22,50 m²

Bedroom : 17,01 m²

Bathroom : 7,07 m² shower, washbasin, WC.

OUTBUILDINGS :

Dovecote on two levels : 18,24 m² exposed framework.

Garage or shed: 38,28 m².

Open shed : 150 m².

The property offers a lot of potential, it is located on a plateau with a clear view, while being protected by beautiful old trees, a beautiful park has been carefully designed and decorated with various varieties of plants.

Land of 1.3 ha .

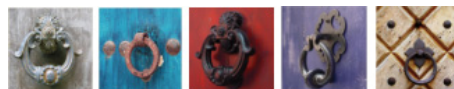
Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



**Maisons & Chateaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com