



Ref : 7867CHG

At the borders of both the Lot and the Dordogne, Manor

Area



Habitable : 185 m²



Usable : 260 m²



Land : 4,2 Ha

696 000 €

Manor-house for sale Corrèze. Character property comprising a dwelling dating back to the 14th and 15th century, partly redesigned in the 18th century, of roughly 185 m², flanked by a stairway tower and a 95 m² barn and another outbuilding of 55 m². This estate also offers an 8.5 by 5.5 m pool and pool house with barbecue area, technical storeroom, wc, shower room, all set on 4 ha 17 with a well. Lodging house 14th, 15th century

IN SUMMARY

Rooms : 12
Bedrooms : 4
Bathrooms : 2

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



Wood and Fuel



Adsl

Advantages : Superb dominant view | Luxurious

SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 20 mn



Elementary : 3 mn

Middle School : 3 mn

High school : 20 mn



55 mn



50 mn

ENERGY INFORMATION

Consommation conventionnelle 139,74 kWh/m².an

Estimation des émissions 41,92 kg éqCO₂/m².an



Maisons & Chateaux

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

DESCRIPTION

Ground floor, garden level

Room with monumental fireplace: 29 m², terracotta tiled floors, two windows, exposed beams.

At the rear of the house a former guard room with monumental fireplace and exposed beams: 29.5 m²

Laundry and boiler room: 22 m², Viessman boiler, fuel tank 2000 L.

Wine cellar : 12.5 m², gravel floor.

Stone stairway tower : 2.5 m diameter with access to both garden levels and first floor.

WC with handwash.

Staircase with beautiful solid wood handrail.

Bedroom 1 : 11.5 m², carpet floor, balcony overlooking the Lot river.

Private bathroom : 5.5 m², carpet floor, shower, washbasin.

Landing : 8 m², terracotta floor, exposed beams.

Beautiful stone door frame and stone staircase leading to a very bright living room.

Living room : 33 m², oak wood parquet flooring, laid in herringbone style, exposed beams, stone fireplace, views on the Dordogne valley, the river and various castles.

Door leading to a shaded terrace.

Dining area : 22 m², exposed beams, terracotta floor.

Second entrance : 3.5 m²

Separate kitchen : 11 m², fully equipped with Rosieres gas cooker and electric oven, Siemens dishwasher. Door leading to terrace and swimming pool.

First floor

Landing : 4.5 m² with wardrobes.

Lounge : 11 m², carpet, closets.

Hallway : 7 m², wardrobes, exposed beams.

Bedroom 2 : 9 m², exposed beams, carpet floor.

Bedroom 3 : 11 m², exposed beams, carpet floor.

Shower room : 6 m², washbasin, wc, bidet, shower cabin.

Attic for storage : 9.5 m².

Roof insulation with 2 crossed layers of high density rock-wool.

Double glazing for all openings.

Beautiful interior woodwork

Swimming pool with steps : 8.50 by 5.50, paved terrace, surrounded by small stone walls, night light for the pool and around the terrace.

Electric security shutter, needs updating to latest security standards

Pool house with barbecue, shower, washbasin : 3 m²

Wc

Covered storage area for the property maintenance equipment

Barn with beautiful gable roof : 35 m² workshop with loopholes, 60 m² garage, 1st floor of 95 m².

Well, supplied with rain water collected from the roof.

Septic tank, update to standards', 3 m3.

Are you interested ?



Marie

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