



Ref : 7868CHG

At the borders of both the Lot and the Dordogne, Manor with country house

Area



Habitable : 310 m²



Usable : 450 m²



Land : 11,5 Ha

1 125 000 €

Manor-house for sale Corrèze. Character property comprising a dwelling dating back to the 14th and 15th century, a barn , a pool, a pool house and a well, this Domain also includes a farmhouse , a bread oven, horse boxes and various outbuildings, a horse schooling ring of 35 by 20 m and a round pen of 14m of diameter all set on 11.5Ha.

IN SUMMARY

Rooms : 16
Bedrooms : 7
Bathrooms : 5

Swimming pool : yes
Garage place : 2
Parking space : 5
Outbuildings : yes



Fuel



Adsl

Advantages : Superb dominant views | Luxurious

SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 20 mn



Elementary : 3 mn

Middle School : 3 mn

High school : 20 mn



60 mn



50 mn

ENERGY INFORMATION

Consommation conventionnelle 139,74 kWh/m².an

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



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— DESCRIPTION

Lodging house 14th, 15th century

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 Dordogne 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 Lot 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.

Quercy typical character house :

Ground floor

Laundry room : 36.5 m²

Cellar : 30.5 m²

Typical covered porch area

Hallway : 3 m²

Wc : 1.35 m²

Open plan kitchen : 14 m², terracotta tiled floor, access terrace, fireplace, dining area 15.5 m² with parquet floor.

Living room : 25.5 m², fireplace, parquet.

1st floor : 65 m²

Master bedroom with private washroom

2 bedrooms with shared bathroom in the tower

Wc

Electric installation entirely reviewed

New sewerage system

New framework and double glazing

New plumbing

New insulation

Bread oven

Well

Stone outbuilding : 107 m² with 6 horseboxes and 107 m² 1st floor for fodder

Annexed building : 50 m² and 2 boxes that could be converted into a garage

School ring for horses, 35 m by 20

Round training pen : 14 m diameter

Pretty views, character

7 ha 37 a of land

Well maintained property

Possibility of buying the 15th century lodging house separately with its land, outbuilding's and swimming pool.

Are you interested ?



Marie

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