



Ref : 9217CCV

Manor from the 19th century with outbuildings, near Gers and Lot Garonne

Area LAPLUME



Habitable : 385 m²



Usable : 400 m²



Land : 1 Ha

998 000 €

Chateau for sale Lot et Garonne. Manor house dating back from the 19th century of 385 m² net living space and outbuildings from the 17th completely renovated, a chapel converted in loft, stable, workshop and a swimming pool. The property is on 1.3 ha with dominant view over the valley. Located at 5 mn from a city, near Gers and Lot-et-Garonne, 15 mn driving from A62 Bordeaux Toulouse.

IN SUMMARY

Rooms : 10
Bedrooms : 3
Bathrooms : 3

Swimming pool : yes
Garage place : 3
Parking space : 8
Outbuildings : yes



Fuel and Electricity



Well



Adsl

Advantages : Near of the services | Countryside

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



15 mn



15 mn



15 mn



45 mn

ENERGY INFORMATION

Etiquette énergie : Exonéré



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

DESCRIPTION

This beautiful house of 385 m² consist of 10 rooms of which entrance hall with massive wooden central staircase, two lounges with fireplaces and boudoirs, a dining room giving onto a great large equipped kitchen. On the first floor three beautiful bedrooms two bathrooms and a shower room distributed by a corridor. The Ceilings are gorgeous, massive wooden floors, oil heating system with old cast iron radiators.

The outbuildings were fitted out and used as business offices but will be very easy to convert in holiday cottages or guest houses, the chapel was converted into a loft and others outbuildings offers possibility of making stables and workshop.

The manor house:

Entrance hall and staircase 17,61 m²

Dining room 31,70 m²

Toilet: 1,70 m²

Fitted out and equipped kitchen : 48,16 m²

Laundry: 4,84 m²

Big lounge with a beautiful fireplace: 32,43 m²

Sitting room: 12,61 m

First floor: Pallier 20,93 m²

Bedroom 1: 29,03 m²

Shower-room in the tower: 4 m²

Corridor: 11,19 m²

Bedroom 2: 25,40 m²

Bedroom 3: 13,72 m²

Bathroom 1: 4,60 m²

Bathroom 2: 4,78 m²

Attic is convertible for additional bedrooms: 90,86 m²

Barn or stables

This area is to be used as a garage: 117,61 m².

Chapel: the chapel is converted into a loft:

lounge: 35,54 m²

Mezzanine: 21,22 m²

equipped Kitchen area 3,25 m²

Shower-room: 3,47 m²

Vaulted cellar 3,68 m²

Terrace between two outbuildings: 68,94 m²

Outbuilding :

First floor : fitted out and used as business offices but will be very easy to convert in holiday cottages or guest houses : 92,59 m²

Ground floor : large rooms fitted out and used as business offices: 161,50 m²

Are you interested ?



Marie

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