



Ref : 9357CCV

Charming property with 2 houses, outbuildings and swimming pool

Area **VILLENEUVE SUR LOT**



Habitable : 240 m²



Usable : 633 m²



Land : 1,5 Ha

852 000 €

Luxurious residence for sale Lot et Garonne. Fully renovated property complex in the south of the Lot and Garonne comprising two stone houses, several outbuildings including a barn, an open garage, former henhouse converted in lounge, bread oven, two wells and a 12X6m swimming pool with a pool house offering a gym room, a spa and a Hamman. Wooded park of 1.4 ha in a dominant location at 10 minutes from a small town.

IN SUMMARY

Rooms : 14
Bedrooms : 6
Bathrooms : 4

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



Wood and Fuel



Well



Adsl

Advantages : Countryside not isolated | Nice view

SERVICES



1st Shops : 5 mn



All shops : 12 mn



Health : 15 mn



Elementary : 12 mn

Middle School : 12 mn

High school : 12 mn



25 mn



25 mn



25 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 178,00 kWh/m².an

Estimation des émissions 33,00 kg éqCO₂/m².an



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— DESCRIPTION

Main house:

Basement :

Two-part cellars: 57.72 m² with a condensing oil boiler feeding radiators on the ground floor of the house

Level 0:

Covered terrace: 64 m²

Entrance/ Living room 1: 31,33 m² with fireplace

Stay: 26,39 m² with old cupboards

Fully equipped kitchen: 11.59 m² leading to a stone staircase.

Large living room with fireplace: 36,35 m²

Bedroom en suite with dressing room: 22,61 m²

Shower room: 5,34 m²

First floor : heated by heat pump: air/ air

A wooden staircase serves a landing : 44.99 m²

Bedroom 2 with fitted wardrobes: 27,46 m² wood flooring

Bedroom 3 with closets: 25,35 m²

Bedroom 4 with closets: 24,58 m²

Shower room: 3.83 m²

Shower room: 8.12 m² walk-in shower, WC, basins.

Guest house:

Covered terrace: 28,22 m²

Kitchen: 11,73 m²

Dining room/Living room with open fireplace: 66,91 m²

SAS: 5.15 m²

Bedroom 1: 16,51 m²

Bedroom 2: 27,54 m²

Bathroom: 4,15 m²

In the basement

Two-part cellars: 94.56 m²

Outbuildings:

Barn : Roofs redone and structure in good condition: 118.15 m²

Open garage for 2 cars: 26.20 m²

Former washhouse converted in an outdoor lounge floor with stone paving: 32,11 m²

Old bread oven, could be converted in a guest room: 20,97 m²

Pool house with a gym room, a spa and a Hamman: 63,30 m²

2 covered Wells

12X6m heated swimming pool with heat pump equipped with automatic cover up to safety standards

The aisles and covered terraces are made of stone paving.

The park was carefully fitted out and enclosed by stone walls. The entrance to the property is through a private path secured by an electric gate

Are you interested ?



Marie

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