



Ref : 9389CHG

Very charming property, 18th manor house with outbuildings, swimming pool

Area



Habitable : 249 m²



Usable : 183 m²



Land : 7,5 Ha

565 000 €

Manor-house for sale Lot. Very charming 18th century stone property, former royal notary's property, nicely set in a quiet hamlet, several outbuildings, summer kitchen, swimming pool, 7,5 ha of garden, vegetable garden with 32m³ stone cistern, landscape and wood land. Amenities at 5mn.

IN SUMMARY

Rooms : 7
Bedrooms : 4
Bathrooms : 2

Swimming pool : yes
Garage place : 2
Parking space : 6
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Beautiful nature, very quiet | Very charming, allure

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 25 mn



Elementary : 10 mn

Middle School : 25 mn

High school : 25 mn



25 mn



25 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 216,00 kWh/m².an

Estimation des émissions 49,00 kg éqCO₂/m².an



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— DESCRIPTION

Main house :

Garden level :

Entrance 8.99 m²

Entrance by stone tower, (former pigeonier), solid wooden door, stone tiles

Solid wood staircase for 3 levels

Vaulted Souillarde (former kitchen) 4.80 m²

French window leading to the garden, stone tiles

Dining room 37.34 m²

French window leading to garden, 2 windows, tiles

Kitchen 23.94 m²

Fully equipped, Godin cooker, granite stone working surface, French window leading to court yard, porcelaine tiles

Toilet

Cellar access by dining room

First floor: access by staircase in the tower and garden

Living room 59.00 m²

Spacious and bright living room, access by two French window leading to garden and terraces, stone open fire place, wood oven, two stone sinks, 3 windows with indoor and outdoor shutters, central vacuum cleaner.

Bedroom 1 en suite, 22.69

Entrance 01.60 m²

deserve the bedroom and bathroom, solid wooden floor

Bathroom, 04.18 m²

tiles, bathtub, wash basin, toilet, towel dryer, 1 window

Bedroom 16.91 m²

Solid wooden floor, 2 windows, inside shutters

Second floor :

Access by staircase in the tower

Landing 10.64 m²

massif wooden floors

Bedroom 2, 14.18 m²

wooden floors

Bedroom 3, 14.06 m²

wash basin, solid wooden floors

Bathroom 6.67 m²
Bathtub, wash basin, toilets
Bedroom 4, 17.84 m²
3 windows, solid wooden floors

Third floor, in the staircase tower
room 12.22 m²

First and second floors with concrete slabs, solid wooden floors, inside oak wood
shutters
Alarm system, oil central heating, central vacuum cleaner for first floor

Outbuildings :

Small barn
Atelier 15.78 m²,
Water and drainage pipes already there
Utility room for central heating system 15 m²
Oil tank 3000L, oil central heating VIESSMANN
Barn 153.00 m² at floor

Swimming pool 6 X 12m
liner 2018, chlore, spacious terraces around the pool area, stone tiles
Summer kitchen 29.74 m²
stone tiles, sink

Carport for 2 cars
Vegetable garden with stone water cistern 4X4X2m or 32 m³

7.5 Ha of wood and grassland

Are you interested ?



Marie

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