



Ref : 9439CCV

Charming 19th century manor house in the Tarn et Garonne

Area **MOISSAC**



Habitable : 810 m²



Usable : 864 m²



Land : 7 600 m²

1 280 000 €

Manor-house for sale Tarn et Garonne. Magnificent 19th century Manor House with an absolute charm offering 864m² of living space with 12 en suite bedrooms, each with its own small lounge, professional kitchen, lounge, dining room, set on a 7600m² French-style garden with a century-old boxwood driveway and a 12m x 7.50m swimming pool heated by a heat pump and pool house. The Manor has retained all the charm of the time, making this place exceptional, refined and soothing.

IN SUMMARY

Rooms : 16
Bedrooms : 12
Bathrooms : 12

Swimming pool : yes
Garage place : 8
Parking space : 4
Outbuildings : yes

Electricity

Well

Adsl

Advantages : Commercial activity | Manor

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 10 mn



Elementary : 10 mn

Middle School : 10 mn

High school : 10 mn



10 mn



15 mn



30 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 329,00 kWh/m².an

Estimation des émissions 10,00 kg éqCO₂/m².an



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— DESCRIPTION

In the basement:

Kitchen: 40.12 m², fully equipped professional kitchen

Laundry room: 39.20 m², 4 water heater batteries, showers, staff sanitary facilities, washing machines.

Cellar: 46.79 m², vaulted, white stone, wine cellar / workshop

On the ground floor:

Entrance: 11.23 m², original floor tiles, wooden door, wooden joinery

Reception: 44.45 m², original floor tiles, double wooden doors, ceiling mouldings

Annex: 18.40 m²

Living room: Original floor tiles, white stone fireplace, mouldings, double wooden windows

Restaurant room: 43.42 m² original floor tiles, double wooden doors, wooden joinery

Toilets: 6.27 m², double toilets

Bedroom 1: 43 m², en suite, air-conditioned

Entrance: 1.47 m², double wooden door

Bedroom: 22.93 m², carpet, built-in cupboard, double window, wooden joinery

Bathroom: 8.70 m², Shower, Bathtub, toilets, tiling

Living room: 9.93 m² Double windows, wooden joinery

Bedroom 2: 45.49 m², en suite, disabled standards, air-conditioned

Entrance: 1.65 m², double wooden door

Bedroom: 25.77 m², carpet, double window, wooden joinery

Bathroom: 8.14 m², shower, bath, toilet, double basin, tiling

Living room: 9.93m², original floor tiles, double window, wooden joinery

Staircase: 10, 25 m², majestic staircase, cut white stone

Covered terrace: 22 m², handrail carved in white stone, staircase leading to a hundred-year-old boxwood alley.

On the first floor:

Staircase: 10.25 m², cut white stone

Corridor: 39.00 m², rush floor, exposed beams painted white.

Room 3: 45.96 m², en suite, air-conditioned

Entrance: 1.24 m² (1.24 m²)

Bedroom: 23.90 m², carpet, built-in cupboard, white painted exposed beam, double window, wooden joinery

Bathroom: 11.00 m², shower, bath, toilet, double basin, tiling

Living room: 9.82 m², double window, wooden joinery, high window moulding

Room 4: 39.38 m², en suite, air-conditioned

Entrance: 1.39 m² (1.39 m²)

Bedroom: 21.49 m², carpet, built-in cupboard, white painted exposed beam, double window, wooden joinery

Bathroom: 7.00 m², shower, bath, toilet, double basin, tiling

Living room: 9.50 m², double window, wooden joinery

Bedroom 5: approx. 35.90 m², en suite, entrance, bedroom, bathroom, private lounge, exposed beams painted white, double wooden window, air-conditioned

Bedroom 6: approx. 35.90 m², en suite, entrance, bedroom, bathroom, private lounge, exposed beams painted white, double wooden window, air-conditioned

Bedroom 7: about 35.90 m², en suite, entrance, bedroom, bathroom, private lounge, exposed beams painted white, double wooden window, air-conditioned

Covered terrace: 22.00 m², sports room, worked white stone railing, statuette, view on the rear garden with centenary boxwood

On the second floor:

Staircase: 10.25 m², cut white stone

Corridor: 39.00 m², rush floor, exposed beams, small lounge vaulted in Toulouse brick

Room 8: 38.71 m², en suite, air-conditioned

Bedroom: 17.40 m², rush floor, breathtaking view over the French-style garden

Bathroom: 7.72 m², shower, bath, basin, tiling

Living room: 13.59 m², rush floors, exposed beams, windows

Room 9: 44.75 m², en suite, air-conditioned

Bedroom: 28.53 m², exposed beams, windows

Bathroom: 6.46 m², shower, bath, toilet, basin, tiling, wooden carpentry

Living room: 9.76 m², exposed beams, windows

Bedroom 10: about 36 m², en suite, bedroom, bathroom, private lounge, exposed beams, windows, air conditioning

Bedroom 11: about 36 m², en suite, bedroom, bathroom, private lounge, exposed beams, windows, air conditioning

Bedroom 12: about 36 m², en suite, bedroom, bathroom, private lounge, exposed beams, windows, air conditioning

Covered terrace: 22.00 m², outdoor living room, worked white stone railing, statuette, view into the foliage of the rear garden accompanied by the century-old boxwood alley

Outdoor :

Magnificent wooded park of 7500 m² including a French-style garden allowing the possibility of a peaceful stroll in its alleys as well as a hundred-year-old boxwood alley leading us to a magnificent statue.

Swimming pool: 12 m x 7.50 m, heated, pool house open to the pool

Are you interested ?



Marie

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