



Ref : 9496PJP

Magnificent manor house completely renovated

Area



Habitable : 224 m²



Usable : 345 m²



Land : 8 191 m²

852 000 €

Manor-house for sale Tarn et Garonne. Property offering a very beautiful manor house of 204 m² completely renovated with taste, two swimming pools, two dovecotes including one restored as a cottage, classified Gite de France with its garden and private pool, the 2nd dovecote is to convert. All on a wooded plot of 8191 m², crossed by rivers, with wells and century-old trees. The manor is equipped with underfloor heating on both levels, with a geothermal heat pump. The joinery is made of wood and double glazing. In the living rooms, stone floors and wooden floors in the bedrooms

IN SUMMARY

Rooms : 12
Bedrooms : 4
Bathrooms : 3

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



Heat pump



Adsl

Advantages : Manor house | Character house

SERVICES



1st Shops : 2 mn



All shops : 2 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 10 mn



15 mn



15 mn



40 mn

ENERGY INFORMATION

Consommation conventionnelle 230,00 kWhép/m².an

Estimation des émissions 7,00 kg éqCO₂/m².an



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS
Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com

DESCRIPTION

Manor house:

Garden level:

Kitchen: 12 m², equipped and furnished

Rear kitchen: 4.69 m², Storage cupboard

Living room: 52.83 m², opening on to an outside terrace, open fireplace

Parental room: 19 m²

Dressing room: 9.72 m²

Shower room: 10.55 m², two basins, Italian shower

Library 7.92 m²

WC: 1.30 m², with hand-washing basin

Ground floor:

Entrance/ Landing: 26 m², served by iron and wooden stairs, with balcony

Living room: 30 m².

Room 2: 7.61 m²

Dressing room: 1.62 m²

Room 3: 13.25 m²: 13.25 m²

Dressing room: 1.62 m²

Shower room: 5.97 m², two basins, WC, Italian shower

Round pool 4.96 m in diameter

Dependency n°1 :

Dovecote converted into a gite, classified as a gite de France, with its swimming pool and private garden. Equipped with electric underfloor heating and radiators. The joinery is made of aluminium, double glazing.

Living room: 12.83 m²

Shower room: 4.45 m², Italian shower

WC: 1.16 m²

Corridor: 4.74 m², with integrated storage cupboards

Level 1: 11.32 m², Fitted and equipped kitchen, wooden floor, terrace of 30 m².

Level 2: 13.51 m², Master bedroom, wooden floor

Dependency n°2 :

Convertible dovecote

Cellar: 12.14 m², Stone floor

Level 1: 13.77 m², wooden floor

Level 2: 15.21 m², exposed beams

Dependency n°3 :

Contemporary style pool house

Living room: 40 m².

Summer kitchen: 5.60 m²

Shower room: 5.85 m².

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com