



Ref : 9516PJP

Beautiful restored atypical property in Lot-et-Garonne

Area



Habitable : 250 m²



Usable : 0 m²



Land : 4,1 Ha

745 000 €

Luxurious residence for sale Lot et Garonne. In dominant position, Beautiful restored Atypical property dating back from the 17th century, 250m² net living space, original features such as fire places, wood work. Exceptional swimming pool on a 4 ha wooded park. Private path bordered by lime trees.

IN SUMMARY

Rooms : 7
Bedrooms : 3
Bathrooms : 3

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



Fuel



Adsl

Advantages : Restored property | Dominant position

SERVICES



1st Shops : 15 mn



All shops : 15 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



35 mn



30 mn



35 mn



40 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

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Maisons & Chateaux

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

DESCRIPTION

In dominant position, Beautiful restored Atypical property dating back from the 17th century, 250m² net living space, original features such as fire places, wood work. Exceptional swimming pool on a 4 ha wooded park. Private path bordered by lime trees. High-quality Restoration with original features such as old fireplaces, stone floor with cabochons, woodwork. Oak ceilings and beams with sweet chestnut wooden floor. Living space 250 m² with 140 m² terraces made of exotic wood with oak balusters. Double glazed wooden joineries, oil heating system with Bosch condensation boiler feeding cast iron radiators.

Ground floor:

Entrance hall with staircase: 15 m²

Toilets: 6 m²

Lounge / living room: 60 m² with Louis the 14th fire place and access to the terrace overlooking the valley

Kitchen / Dining room: 40 m² separated by half-timbered wall, Louis Philippe fire place, access to the terrace with views over the valley and the swimming pool.

First floor:

Office : 17 m² with Louis the 14th fireplace

Corridor with cupboards serving two Bedrooms.

Bedroom 1 in suite with shower-room and toilets: 31 m²

Bedroom 2 in suite with shower-room and toilets: 29 m²

Parental bedroom in suite with bathroom completely decorated with wild cherry wood and mirrors, with shower and toilets: 42 m²

Ground floor:

Gallery of 90 m² with pillars and beams.

Cellar 60 m² with boiler room.

Outbuildings:

Stones Barn in two parts 80 m² and 55 m², ideal to make guest rooms, supplied by electricity, water and telephone.

Aviaries.

Agricultural shed fitted out for animals or cars: 380 m²

Outside:

An exceptional swimming pool of 75 m² with views over the valley, composed of

Three different pools with balneo therapy and swim against the current

Turkish stone terraces, balusters and iron railing with 2 fountains.

Stone basin for fishes 6m3

Big flow spring, possibility to add a lake and some land

Are you interested ?



Marie

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