



Ref : 9526TPL

Domain of 19 ha comprising a Mansion, outbuildings, spring

Area montflanquin



Habitable : 740 m²



Usable : 1 200 m²



Land : 19,8 Ha

998 000 €

Luxurious residence for sale Lot et Garonne. Domain of 19 ha comprising a Mansion of 346m² with arms room of 47m² from the XIII century, outbuilding of 370m² comprising a guest house of 95m², garages and boxes for horses converted outbuilding of 340m², barn of 130m², spring, ponds, swimming pool. Mill to restore.

IN SUMMARY

Rooms :
Bedrooms : 11
Bathrooms : 10

Swimming pool : yes
Garage place : nc
Parking space : 10
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Perfect condition | Large reception capacity

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Elementary : 10 mn

Middle School : 15 mn

High school : 25 mn



25 mn



60 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 217,00 kWh/m².an

Estimation des émissions 29,00 kg éqCO₂/m².an



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— DESCRIPTION

Main dwelling

Ground floor

Office : 26.50m², open fire place and terra cotta floor

Landing and staircase to get to the upper floor : 22.20m²

Kitchen : 22.50m², equipped

Lounge/ library : 42m², open fire place, terra cotta floor

Cellar : 42m², former guard room use as a boiler room with Weismann oil boiler of 50kw, 2000l tank, 300l water tank on boiler.

First floor

Corridor : 28m², wooden floor, wood work, access to the covered terrace, views over the mill and pond.

Bedroom 1 : 20m², views avec the landscape park, bathroom of 8m² with bath tub, basin, wc, terra cotta floor.

Bedroom 2 : 22m², terra cotta floor, bathroom of 12.50m², terra cotta floor, bathtub, shower, wc

Bedroom 3 : 24.50m², terra cotta floor, fire place, stairs leading to the bathroom of 9.50m² with bathtub, shower, basin, wc

Bedroom 4 : 25.50m², wooden floor, fire place, antiques cupboards, balcony overlooking the pond, bathroom of 10.50m² with bath tub, basin, wc

Laundry : 24.50m²

Second floor

Landing : 14.50m² distributing :

Shower room : 4.50m², shower, wc

Bedroom 5 : 13m²

Bedroom 6 : 16m²

Outbuilding N°1 with a party used as a guest room of 95m² with terrace of 42m²

Ground floor

Kitchen : 4m², equipped

Dining room : 26m², wood stove

Lounge : 23.50 with terrace access

Laundry, shower, wc : 9.50m²

Stairs leading to mezzanine with :

Bedroom : 24.50m² and bath room of 6m² with bathtub, basin

Reversible air conditioning, electric water tank for hot water

Roof redone, double glazing

The rest of the outbuilding is used as garages and boxes for horses

Outbuilding N°2

Partly used as a barn on the ground floor and living use on the upper floor, comprising a bedroom, a living room, bathroom, wc.

A 300m² party used as a dwelling with terrace and arbor dominating mill and pond.

Ground floor

Dining room : 75.50m², terra cotta floor, fire place with stove
Cloakroom and wc : 9.50m²
Lounge : 19m² with Godin colonial stove, terra cotta floor
Professional kitchen : 53.50m², gas, berried tank of 1000kg
Cloakroom and wc : 6.50m²
Electric heating
Entrance hall with stone staircase : 21m², access to the bedroom's floor
Landing : 18.50m²

Independent apartment
Corridor : 10m²
Bathroom : 6m²
Bedroom : 12m²
Bedroom : 11m²
Wc : 2m²
Storage : 4m²
Terrace access : 16m²
Independent bedroom : 14.50m² with 5m² shower room
Independent bedroom with bathroom of 4.50m²
Electric heating, double glazing

Swimming pool with roman stairs and large beach : 11m x 5m, liner, secured by portal and alarm, pump from 2013, pump booster from 2012 and filter from 2011
2 ponds with running water
Cereal mill to restore
Landscape park with arbor
Numerous private paths on the property of about 20hectares
Spring
Gothic bridge
Lots of charm

Are you interested ?



Marie

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