



Ref : 9553PJP

Manor house from the 19th century with outbuildings and dominant views

Area



Habitable : 600 m²



Usable : 650 m²



Land : 13 Ha

586 000 €

Luxurious residence for sale Lot et Garonne. Beautiful restored house of the 19th century offering 400 m² of living space with dominant views over the rolling countryside. This estate also comprises a guest house of 130 m² and several outbuildings of which a barn with holiday home of 60 m² and a pigeonier of 48 m². This property has two private entrances with electric gates, on 13 ha of lands with meadows, wood and a source which feeds the garden as well as a swimming pool 10X5 with salt treatment. This charming manor house is in a quiet area close to a village.

IN SUMMARY

Rooms :
Bedrooms : 9
Bathrooms : 5

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



Gas



Adsl

Advantages : Countryside | Nice views

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 20 mn



20 mn



30 mn



35 mn



75 mn

ENERGY INFORMATION

Consommation conventionnelle 170,00 kWh/m².an

Estimation des émissions 23,20 kg éqCO₂/m².an



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DESCRIPTION

Main house:

On the ground floor

Lounge dining room : 75 m², with stone walls and a nice fireplace

Fully-equipped kitchen : 33 m², pizza oven

Laundry : 13.40m²

Bedroom : 8m²

Shower room : 10m²

On the first floor : Authentic wooden floors and exposed beams

Corridor and staircase 28.5m²

Bedroom1 : 26m²

Bedroom 2 : 26m²

Bedroom 3 : 26m²

Bedroom 4 : 14.5m² and privative shower-room : 7.4m²

Attic: 140m² with toilet and at present game room))

Guest house :

Lounge/dining room : 31.50 m²

Fitted kitchen : 25 m²

Bathroom : 10 m²

Bedroom 1 : 15 m²

Bedroom 2 : 15, 50 m²

In the attic bedroom 3 : 25.5m² and shower-room : 7.4m²

Outbuildings :

Barn : 310m² with garage and a flat : 60m²

Open barn : 120m²

Pigeonnier : 48m² on 3 levels

Lands of 13 ha with source

Swimming pool 10x5 in the salt with nice terraces

Gaz central heating and heat pump AIR / AIR

Double glazing in the house and a good insulating.

Are you interested ?



Marie

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