



Ref : 9583CCV

## Mansion of the 19th century with its outbuildings in the Lot et Garonne

Area secteur Villeneuve sur lot



Habitable : 261 m²



Usable : 1 020 m²



Land : 2,8 Ha

520 000 €

**Luxurious residence for sale Lot et Garonne.** Beautiful 19th century bourgeois house of Florentine inspiration with its outbuildings on the edge of the stream, close to the shops just outside a small town in the Lot et Garonne. This property has the potential of a commercial activity bed and breakfast and gites. This residence offers a beautiful double revolution stone staircase on the south façade, it is located in the middle of a clear and uncluttered park of 27285 m².

### IN SUMMARY

Rooms : 9  
Bedrooms : 6  
Bathrooms : 3

Swimming pool : no  
Garage place : 2  
Parking space : 4  
Outbuildings : yes



Reversible



Adsl

**Advantages :** Manor house | Commercial activity

### SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 10 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 5 mn



25 mn



35 mn



25 mn



75 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

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## — DESCRIPTION

### Main house:

Entrance served by a stone staircase: 6.29 m².

Corridor: 3.85 m².

Fitted and equipped kitchen :16,00 m².

Dining room: 28.85 m² with fireplace and terracotta floors

Oval living room: 23.10 m² with fireplace, wooden floors.

Office or large living room: 29.14 m² with fireplace and terracotta floors.

Parental bedroom: 16.25 m².

Bathroom : 9,02 m² : washbasin, bathtub, bidet, wc.

### First floor:

Staircase : 6,29 m² with wooden staircase.

Landing : 2,68 m².

Kitchenette: 13.36 m² equipped for guests, oak wood floors.

Bedroom 2 : 17,67 m².

Bedroom 3 :18,75 m² with fireplace and oak flooring

Bedroom 4 :20,20 m² with fireplace and oak flooring

Bathroom : 4,70 m² washbasin , shower .

Toilet : 2,01 m².

Corridor: 3.24 m².

Bedroom 5: 18.44 m² with fireplace and oak flooring

Bedroom 6: 19.40 m² oak flooring

Bathroom : 5,25 m² : washbasin, shower, wc.

### Basement :

Vaulted cellar : 53,48 m².

Corridor: 8.37 m².

Vaulted cellar under terrace: 38.02 m² converted into workshop

Garage : 28.68 m²

The house is equipped with a reversible air/air heat pump heating system. Wooden joineries double glazing, period floors and high ceilings. Attic of 130 m² convertible.

### Guest house or gîte to renovate .

Corridor: 16.35 m².

Old wine storehouse : 29,30 m²

Toilet : 1.28 m².

Bathroom : 2.94 m².

Well in the alcove: 3.34 m².

Bedroom 1: 11.61 m².

Bedroom 2: 14.63 m².

Bedroom 3: 20.38 m².

black room : 6,03 m²

Kitchen / Living room : 21,32 m²

Dependencies :

Tobacco dryer : 49,44 m².

Stone barn without roof : 260 m² ideal for swimming pool

Old shed: 70.84 m².

Outside :

Large landscaped park bordered by a small stream. Orchard and well. Possibility to install a swimming pool

Are you interested ?



Marie

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