



Ref : 9653PJP

## Nice 17th century manor house near a beautiful village

Area VAZERAC



Habitable : 349 m<sup>2</sup>



Usable : 471 m<sup>2</sup>



Land : 3,8 Ha

571 000 €

**Luxurious residence for sale Tarn et Garonne.** Beautiful 17th century Maison de Maître with its outbuildings and 3.8ha of land with a lovely French park with a 10 x 5 swimming pool and meadows for horses located near a village in the Tarn et Garonne, 25 minutes from a medium sized town.

### IN SUMMARY

Rooms : 11  
Bedrooms : 7  
Bathrooms : 3

Swimming pool : yes  
Garage place : 2  
Parking space : 2  
Outbuildings : yes



Fuel



Well



Adsl

**Advantages :** Manor house | Nice views

### SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 20 mn



Elementary : 3 mn

Middle School : 3 mn

High school : 20 mn



20 mn



20 mn



20 mn



45 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données



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## — DESCRIPTION

This is a rare property in that it is on the edge of the village and in the countryside with no oncoming traffic on either side, with shops and services just 3 minutes walk away.

The entrance is through a secure gate onto a gravelled driveway leading to the former stables and into the courtyard of the house. All the buildings are in very good condition: roofs and structures. The house was restored in the 90's respecting the architecture; there are high ceilings, original floors, period woodwork, a beautiful stone staircase and beautiful fireplaces.

This property has all the assets for a main residence with the possibility of a commercial activity.

On the technical side, the drainage system is up to standard and connected to the mains drainage system, some of the windows on the street side are double glazed and the other part is single glazed, the heating system is oil fired.

Manor house on two levels

Ground floor :

Entrance hall: 17.91 m<sup>2</sup> with period floors

Library: 17.43 m<sup>2</sup> with custom-made woodwork and fireplace

Dining room : 47,01 m<sup>2</sup> : wooden floor and period fireplace

Living room: 24.96 m<sup>2</sup> (24.96 sq ft)

Fitted and equipped kitchen: 20.56 m<sup>2</sup> (215 sq ft)

Entrance 2: 7.44 m<sup>2</sup> with stone sink

Living room: 18.84 m<sup>2</sup> with large fireplace and tiled floor.

Clearance with staircase: 24.99 m<sup>2</sup> nice stone staircase quarter turn.

First floor :

Office: 6.66 m<sup>2</sup>.

Sas : 4,01 m<sup>2</sup>.

Small maid's room : 9,90 m<sup>2</sup> wooden floor

WC : 3,09 : with hand wash basin

Corridor : 15,57 m<sup>2</sup>

Bathroom : 9,16 m<sup>2</sup> : washbasin, bathtub, double washbasin

Bedroom 2 : 13,77 m<sup>2</sup> with fireplace

Bedroom 3 : 15,36 m<sup>2</sup> with fireplace

Separate toilet : 2,94 m<sup>2</sup>

Bedroom 4 : 23,15 m<sup>2</sup> with fireplace

Bedroom 5 : 19,26 m<sup>2</sup> with fireplace

Shower room : 5,25 m<sup>2</sup> Shower and washbasin

Bedroom 6 : 20,01 m<sup>2</sup> with fireplace

Shower room : 5,25 m<sup>2</sup> shower and washbasin

Bedroom 7: 10.77 m<sup>2</sup> with fireplace

Level 3

Stairwell: 7.64 m<sup>2</sup>

Linen room: 9.81 m<sup>2</sup>

Additional room: 9.38 m<sup>2</sup>

Attic: 213.97 m<sup>2</sup>

Cellar: 10,00 m<sup>2</sup> : wine cellar, technical room.

OUTBUILDINGS :

Outbuilding 1: small house to restore

Cellar: 47,24 m<sup>2</sup>

Living room: 47,24 m<sup>2</sup>.

Outbuilding 2: small adjoining house converted into a shed

Bedroom 1 : 13,77 m<sup>2</sup>

Bedroom 2 : 16,21 m<sup>2</sup>

Outbuilding 3 : former stable

Bedroom 1 : 23,81 m<sup>2</sup>

Bedroom 2 : 27,88 m<sup>2</sup>

Bedroom 3 : 21,64 m<sup>2</sup>

On the first floor :

Bedroom 1 : 27,88 m<sup>2</sup>

Bedroom 2 : 21,64 m<sup>2</sup>

Pigeon house :

Quercynois dovecote .

EXTERIORS :

Beautifully landscaped park with century-old trees, a plot of 2 hectares of meadows ideal for horses. The swimming pool of 10 x 5 with beautiful terraces in reconstituted stones overhanging the valley. The whole is located in a peaceful and hilly area not far from the village.

Are you interested ?



Marie

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