MAISONS & CHATEAUX
IMMOBILIER DE PRESTIGE & DE CARACTERE



Ref : **9680MDB**

Bourgeois house and its outbuildings based on the 18th century, fully resto

Area **Salviac**

Habitable : 471 m² | Usable : 600 m² | Land : 2,3 Ha | **945 000 €**

Manor-house for sale Lot. Property based on the 18th century, comprising the main house and 3 fully restored outbuildings. Offers the possibility of a commercial activity of gîtes and guest rooms of 11 bedrooms. In a quiet setting, on 2 hectares of wooded land with swimming pool and close to several towns and tourist sites.

IN SUMMARY

Rooms : 26
Bedrooms : 11
Bathrooms : 6

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

Wood and Fuel
Fiber

Advantages : For commercial activity | close to tourist towns

SERVICES

1st Shops : 5 mn | All shops : 5 mn | Health : 5 mn

Elementary : 5 mn | Middle School : 5 mn | High school : 5 mn

5 mn | 40 mn | 50 mn

ENERGY INFORMATION

Consommation conventionnelle 171,00 kWhep/m².an

A B **C** D E F G

Estimation des émissions 18,00 kg éqCO2/m².an

A B **C** D E F G

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DESCRIPTION

The main house :

Ground floor:
Chestnut parquet floor

Dining room 22 m²

Living room 38 m²
Fireplace

Kitchen 17 m²
Equipped and furnished with fireplace and stone sink

Study 14 m²
Fireplace

Bedroom 1 - 15.50 m²
En suite with shower room and WC 6 m².

1st floor :

Landing 18.50 m²

lounge 13.60 m²

Bedroom 2 -25.50 m²
En suite with shower room and WC 4.40 m².

Bedroom 3 - 15.50 m²
En suite with bathroom and WC 4 m²

Bedroom 4 - 25 m²
En suite with shower room 3 m²

Garden level :

Entrance 20 m²

Living room 35 m²

Wine cellar 5,72 m²
Walls 1 m thick

Storage room 11.60 m²

Boiler room - 24 m2
Fuel boiler
Water softener for the whole property

Convertible attic

Outbuilding 1
Old restored farmhouse on 2 floors:

Ground floor :

Living room 32 m² with american kitchen

Shower room and separate toilet

1st floor

Landing 5.40 m²

Bedroom 5 - 14 m²
Chestnut parquet floor

Bedroom 6 - 13.50 m²
Chestnut parquet floor

Terrace 34 m ² paved
South-west facing

Outbuilding 2
Garden level

Flat 1

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Living room 44 m2
With american kitchen

Room 7 - 11 m²

Bedroom 8 - 11 m²

Bathroom, separate WC

Paved terrace facing south-west

Flat 2

Living room 43 m
With american kitchen

Room 9 - 13.50 m²

Room 10 - 13.50 m²

Bedroom 11 - 11 m²

Shower room with separate toilet

Paved terrace facing south-west

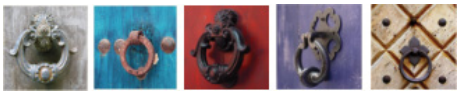
Are you interested ?



Marie

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Outbuilding 3

Garden level: open vaulted porch

Utility room 6.88 m² and WC

First floor :

Technical room 34 m²
With access to the pigeon house

Room 50 m²
Concrete floor with water and electricity to finish restoring