MAISONS & CHATEAUX
IMMOBILIER DE PRESTIGE & DE CARACTERE

Ref : **9684MDB**

Lot en Bouriane, fully restored manor house with private stables.

Area

Habitable : 380 m² | Usable : 276 m² | Land : 6,8 Ha | **995 000 €**

Manor-house for sale Lot. In a peaceful rural setting, this tastefully restored 15th century manor house offers private stables, 7 hectares of gardens, pasture and mature woodland and heated swimming pool at only 5 minutes' drive from a lively village with all amenities.

IN SUMMARY

Rooms : 7
Bedrooms : 5
Bathrooms : 5

Swimming pool : yes
Garage place : 3
Parking space : 4
Outbuildings : yes

Geothermal
Adsl

Advantages : Completely restored | Close to the shops

SERVICES

1st Shops : 5 mn | All shops : 30 mn | Health : 30 mn

Elementary : 5 mn | Middle School : 20 mn | High school : 30 mn

30 mn | 25 mn | 2H mn | 2H mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhep/m².an
Pas de données

A B C D E F G

Estimation des émissions 0,00 kg éqCO2/m².an
Pas de données

A B C D E F G

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DESCRIPTION

The Manor House 380m².
Arranged on three levels with double glazing, reversible air conditioning and geothermal central heating, it comprises

Upper ground floor, by stone steps leading to the 42m² covered terrace and pigeon loft, a travertine floor.
Living room of 50m², exposed stone walls, double height ceiling, library corner, bar equipped with dishwasher and fridge, stone fireplace with wood stove and second staircase leading to the mezzanine of the 1st floor.
Kitchen 25m² equipped and fitted, open to the living room and dining room with French doors to the terrace and central wooden staircase leading to the lower and upper floors
Dining room 30m² with fireplace
Cloakroom 9m² with toilet

1st floor, chestnut parquet floor
Bedroom 1, 15m² floor area, mezzanine under slope, WC in bedroom and washbasin in entrance
Landing with access to the terrace 10m².
Shower room 6m² with WC and skylight
Bedroom 2, 23m² with exposed beams, skylight and skylight
Shower room and WC 7sqm

Garden level, travertine floor
Vestibule 6,50m² with storage under the stairs
Bedroom 3, 20,60m², accessible by the courtyard and opening onto the terrace with private shower room/sauna 7,50m², double washbasin and WC
2 dressing rooms of 6m and 8.50m with built-in cupboard and storage
Laundry room and technical station for sauna, water softener and hot water tank
Storage cupboard with general electricity, water, geothermal energy and VMC throughout the house.
Bedroom 4, 13m² with French windows overlooking the garden, en suite shower room and WC
Wine cellar 60m², vaulted with stone floor
Glazed vestibule opening onto the garden
Bedroom 5, separate, 15m², accessible from the courtyard, under the pigeon house with private shower room 5m².

Outside
Private driveway with electric gates
Gravelled parking area
Triple garage 60m² in wood, concrete floor, double height under ceiling, mezzanine with storage space
Adjoining workshop 32m².
Heated salt water swimming pool (10,5 X 5,5) with remote control cover, paved and fenced beach
Wooden pool house 34m² with open plan lounge area 18m², pool filter/pump room, shower room 3m² with sink, shower, wc and summer kitchen 11m².
Wooden wildlife viewing platform accessible by metal steps

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Equestrian facilities including

Main barn 150m² with 5 stables of 12m² each, tack room and feed room
Stairs to 1st floor hayloft
Sand pit 40m X 20m with wooden fence
Approximately 7 hectares of land with pasture, wooden fencing, mature woodland and carefully tended gardens.

Are you interested ?

Marie

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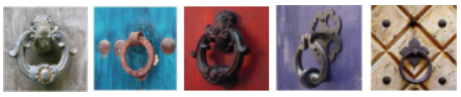

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