



Ref : 9741CTP

Magnificent 17th century manor house and its outbuildings

Area



Habitable : 418 m²



Usable : 483 m²



Land : 1,3 Ha

750 000 €

Manor-house for sale Dordogne. Property built in the 17th century, consisting of a main building of 325 m², an outbuilding of 90 m². A courtyard, large terrace south oriented, and barn. Closed Property of 1 HA 29, electric gate, swimming pool, park, 10 km from the motorway.

IN SUMMARY

Rooms : 13
Bedrooms : 9
Bathrooms : 6

Swimming pool : yes
Garage place : 1
Parking space : 5
Outbuildings : yes



Wood and Fuel



Adsl

Advantages : Manor house and its outbuildings | Beautiful park

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 35 mn



Elementary : 10 mn

Middle School : 35 mn

High school : 35 mn



13 mn

ENERGY INFORMATION

Consommation conventionnelle 251,00 kWh/m².an

Estimation des émissions 48,00 kg éqCO₂/m².an



Maisons & Châteaux

12 pl. A. de Solminihac - 46000 CAHORS
Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com

— DESCRIPTION

In the main building, on the ground floor,

Central entrance 16 M² with wooden staircase leading to the upper levels

Living room of 30.50 M² lighted by 3 French windows, tiled floor, central heating.

A large kitchen of 33 M² integrated with a stove, a dishwasher, a small refrigerator. Tiled floor, central heating, 3 French windows.

Dining room of 31.00 M² with an imposing stone fireplace and French ceiling, tiled floor, central heating, 3 French windows.

Separate WC.

On this level, at the north end of the building we also find a spiral staircase leading to the upper floors.

Boiler room of 10 M², oil-fired boiler "Ideal Standard" brand, water softener and electric water heater of 300 litres and a reserve of 5 M².

A beautiful 33 m x 14 m terrace.

At first floor:

Bedroom 16.50 M² with en suite bathroom, bath, washbasin and WC, old parquet floor, fireplace with wood stove.

Landing 7.50 M² with 5 large cupboards.

A large 35 M² library with old parquet floor, French wooden ceiling, central heating, 2 windows.

Bedroom 14 M² with bathroom, bath, washbasin and WC, old parquet floor, central heating, 1 window.

Room 14 M², old parquet floor, central heating, 1 window.

Room 22 M², laminated parquet, central heating, 2 windows

On the 2nd floor in the attic, exposed beams.

Bedroom 22,50 M², laminated parquet floor, electric heating, 2 windows.

Separate WC, 1 window.

Bathroom 2 M², bath, bidet, washbasin, 1 window.

Bedroom 22.50 M² with, old parquet floor, electric heating.

Bedroom 16 M² with bathroom, bath, washbasin, and WC, parquet floor, central heating.

An independent dwelling "Le Pavillon" of about 90 M² located near the entrance of the property.

Ground floor,

Living room 27 M² lighted by a sliding window, laminated parquet, air conditioning.

Kitchen 28 M², tiled floor, fireplace, 2 French windows.

Bedroom 18 M², laminate flooring, electric heating, 1 French window, 1 window

En-suite shower room 6 M², Italian shower, washbasin and WC, a skylight.

On the first floor,

Bedroom 18 M², carpet, electric heating.

Shower room with shower, washbasin and WC, electric heating.

A south-facing courtyard of approx. 60 m² with a basement of 32 m².

The outbuildings, intended for storage, represent a surface area of approximately 58 M².

On this property of 1 HA 29, entirely enclosed in one piece, secured with an electric gate, equipped with a 35 M3 underground rainwater tank, you can stroll in a superb park among ornamental trees, fruit trees and truffle trees.

A Desjoyaux swimming pool of 11 M X 5,50 M will embellish your new life in this wonderful property which has kept its charm and authenticity!

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com