



Ref : 9783CHG

18th century Maison de Maitre with period features

Area **Secteur FIGEAC**



Habitable : 478 m²



Usable : 622 m²



Land : 4 757 m²

480 000 €

Luxurious residence for sale Lot. FIGEAC, on the outskirts of the city center, beautiful 18th century mansion of about 480 m², with its period architectural elements, floors, parquet, woodwork, embellished with a terraced garden of Italian inspiration of about 4757 m² with a beautiful pool fed by a spring, a small pavilion, an outbuilding on the ground floor used as a garage, 2 small independent apartments, a property with lots of character. Ideal family home or small hotel, charming guest house. The mansion benefits from a courtyard closed by a large gate giving access to an outbuilding used as a garage of about 57 m².

IN SUMMARY

Rooms : 14
Bedrooms : 8
Bathrooms : 3

Swimming pool : no
Garage place : 3
Parking space : 3
Outbuildings : yes



Fuel



Source
Pond



Adsl
Fiber

Advantages : Maison de Maitre 18th century | Beautiful architectural elements

SERVICES



1st Shops : Nearby



All shops : Nearby



Health : Nearby



Kindergarten : Nearby

Elementary : Nearby

Middle School : Nearby

High school :



Nearby



2 mn



30 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 225,00 kWh/m².an

Estimation des émissions 64,00 kg éqCO₂/m².an



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— DESCRIPTION

The house

On the ground floor :

Room 25.40 m².

Noble floor, R+1

Accessible from a stone staircase which opens on an elegant landing illuminated by 2 big bays 18th century with interior shutters, stone ground.

Large living room 39.00 m

White marble fireplace, trumeau, Versailles panelled parquet

Small living room 21.30 m

Entirely dressed with wood paneling, marble fireplace, illuminated by a door window on garden and a window.

Playroom 24.75 m

French window on the garden, wooden fireplace, wooden panels, walnut cupboards, terracotta floor tiles.

Dining room 36.78 m

Panelled walls, pink marble fireplace, cupboard, panelled parquet floor, 2 windows, French ceiling

Library 21.85 m

One window, marble fireplace, walnut parquet floor

Bedroom 1, 21.77 m²

Wooden fireplace, over mantel

Bedroom 2 : 12.61 m

Bathroom 8.68 m

Circulation 11.00 m

Shower room 10.80 m

Bedroom 3, 20.82 m², bathroom

Kitchen 19.40 m

Door window on garden, 2 windows

Second floor :

Linen room 15.68 m

Bedroom 4, 25.39 m

Marble fireplace, 2 windows, walnut floor

Bedroom 5, 17.74 m

Walnut parquet floor

A space organized as an independent apartment of about 90 m².

Bedroom 6, 18 m²

Bedroom 7, 31 m²

Bedroom 8, 16 m².

Attic : 147 m².

Accessible from the street, 2 small independent housing of approximately 36 m².

A detached building raised on 2 levels used as garage of approximately 56 m².

3 cellars

Boiler room with fuel boiler

Main drainage

The park with trees, offers on the last terraces a beautiful panoramic view

A beautiful property which has kept its original elements and which deserves attention to give it back its former glory. The building will need some updating, but will offer a quality living environment, with all services and shops nearby.

Are you interested ?



Marie

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