



Ref : 9352TPL

## Manor-house For sale Lot et Garonne

Area



Habitable : 309 m<sup>2</sup>



Usable : 0 m<sup>2</sup>



Land : 16,9 Ha

798 000 €

**Manor-house for sale Lot et Garonne.** Mansion, restored whilst preserving a lot of authenticity and character, nicely set at the end of a private road. Guests house, swimming pool, outbuildings, 16ha. Very private quiet location in the countryside, at 5mn from shops and school.

### IN SUMMARY

Rooms :  
Bedrooms : 9  
Bathrooms : 4

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



Fuel

**Advantages :** Private | 16ha of land

### SERVICES



1st Shops : 5 mn



All shops : 10 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 10 mn



20 mn



45 mn



45 mn

### ENERGY INFORMATION

Consommation conventionnelle 244,00 kWhép/m<sup>2</sup>.an

Estimation des émissions 57,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



## Maisons & Chateaux

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## DESCRIPTION

Main entrance :

Lounge and dining room : 89 m<sup>2</sup> with open fireplace, doors leading to the terrace

Kitchen : 15 m<sup>2</sup> fully equipped, doors leading to the terrace

Office : 10 m<sup>2</sup>

Toilettes

Bathroom : 7 m<sup>2</sup> bathtub, lavabo, toilettes, marble tiles

Bedroom 1 : 17 m<sup>2</sup>

First floor level :

Bedroom 2 : 17 m<sup>2</sup> with bathroom 7 m<sup>2</sup>, bath, washbasin, toilettes

Bathroom : 8 m<sup>2</sup>, shower, bathtub, washbasin, toilettes

Bedroom 3 : 14 m<sup>2</sup>

Bedroom 4 : 12 m<sup>2</sup>

Bedroom 5 : 17 m<sup>2</sup>

Bedroom 6 : 15 m<sup>2</sup>

Bathroom : 4 m<sup>2</sup>, bathtub, washbasin, toilettes

Ground level :

2 cellars of 108 m<sup>2</sup> , Laundry room

Central oil heating system Viessmann Vitola 100, by radiators for the whole house

Guests house : 84 m<sup>2</sup>

Salon, kitchen, shower room, 3 Bedrooms

Stone outbuilding with garage

Ruin

Well

Swimming pool 12x6m with Liner 2013, chlorine treatment

16ha

Are you interested ?



Marie

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