



Ref : 9483CHG

In a village, beautiful manor house with gîtes and swimming pools

Area Vallee de la dordogne



Habitable : 492 m²



Usable : 543 m²



Land : 2,5 Ha

1 264 000 €

Manor-house for sale Lot. At the end of a quiet village between Gourdon and Sarlat, 10 minutes from shops and commodities, beautiful 17th century manor house with dovecote, two gîtes and an annex serving as a luxury guest room. The manor house, built on a cellar on the ground floor, offers five bedrooms and a large dining room communicating with the kitchen. The two gîtes each have an independent entrance and parking. The first one has two bedrooms and a bathroom with WC and Italian shower. The second has three en-suite bedrooms, one of which is on the ground floor, with an Italian shower and WC. The annex, converted into a luxury guest room, includes a bedroom with dressing room and separate toilet, a bathroom with Italian shower and separate toilet and a room designed for relaxation with a five-seater jacuzzi and sauna offering a view on the wooded garden through the picture window. The whole is set on a pretty landscaped garden of 2.5 ha with large trees and some fruit trees: fig tree, mulberry tree... a stream and a well. The property has two tiled swimming pools, one 12*6, the other 9*6 and heated, an unenclosed covered garage for 3 cars and a garden shed.

IN SUMMARY

Rooms :
Bedrooms : 11
Bathrooms : 8

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



Wood and Fuel

Advantages : Well maintained property in very good condition | Large wooded garden with two swimming pools

SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 10 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 10 mn



10 mn



30 mn

ENERGY INFORMATION

Consommation conventionnelle 89,00 kWh/m².an

Estimation des émissions 26,00 kg éqCO₂/m².an



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— DESCRIPTION

MAIN HOUSE

Cellar on the ground floor

Room converted into a bedroom: 34 sqm

Tiles flooring, access to the first floor by inside stairs

Shower room with WC: 6.45 sqm

Tile flooring, VMC

Cellar: 58 sqm

Concrete floor, 2 doors giving access to the garden

Boiler room: 6.90 sqm

Concrete floor, Viessman oil-fired boiler

Fuel tank part: 4.30 sqm

Concrete floor

1st Floor

Entrance: 7.34 sqm

Tiled floor, staircase leading to 2nd floor

Dining room: 48.30 sqm

Floating oak parquet flooring, Fireplace with Godin wood stove, Access to the terrace oriented East by French window, Windows on three different sides, Door giving access to the kitchen, Door giving access to the office

Office: 12.70 sqm

Honeycomb tiled floor, French window giving access to a terrace facing East

Kitchen: 18.70 sqm

Tiled floor, Old stone sink, Cupboard, Door giving access to the dining room

Corridor: 5.60 sqm

Tiles, cupboard, Door opening on to the stairs leading to the cellar on the ground floor

Living room: 30 sqm

Tiles, Open fireplace, Windows on two different sides

Bathroom: 5 sqm

Tile flooring, VMC

Separate WC: 1.60 sqm
Tile flooring, VMC, Window

2nd Floor
Landing: 5.65 sqm

Room 1: 9.36 sqm
Wooden floor, Cupboard, Skylight window

Bedroom 2: 9 sqm
Wooden floor, Cupboard, Skylight window

Corridor: 12.97 sqm
Wooden floor, Cupboards

Room 3: 10.30 sqm
Wooden floor, Cupboard, Skylight window

Room 4: 20 sqm
Wooden floor, Skylight windows on two sides, Cupboard, Exposed beams

Room 5: 13 sqm
Wooden floor, In the pigeon loft

Shower room with WC: sqm
Wooden floor, VMC

Tiled swimming pool 12*6

Lean-to: 15.24 sqm

GÎTE 1

Ground floor
Kitchen / Living room: 28 sqm
Tiled floor, Two storage heaters, Gas stove

Shower room with WC: 6.36 sqm

Tiled floor, Italian shower

1st Floor

Landing: 2 sqm

Room 1: 14.33 sqm

Electric radiator

Bedroom 2: 9 sqm

Cupboard, Electric radiator

Separate WC: 1.70 sqm

GÎTE 2

Ground floor

Kitchen / Living room: 38 sqm

Tiled floor, Two sliding French windows giving access to the terrace, Electric blinds,
Reversible air conditioning, Induction hob, Wood-burning stove, Cupboard, VMC

Laundry room: 4.31 sqm

Tile flooring

Separate WC: 1.83 sqm

Tile flooring, VMC

En suite room 1: 20.79 sqm

Sliding French window with electric blind, Reversible air conditioning, Bathroom with
Italian shower and WC: 6.88 sqm

1st Floor

Landing: 1.16 sqm

Tile flooring

En suite room 2: 11.52 sqm

Reversible air conditioning, Cupboard, Bathroom with Italian shower and WC: 3.70 sqm

En suite room 3: 16.12 sqm

Reversible air conditioning, Cupboard, Storage room: 1.15 sqm, Bathroom with Italian

Are you interested ?



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