



Ref : 9659JPJ

## Manor house with outbuildings and swimming pool in Tarn et Garonne

Area **TOUFFAILLES**



Habitable : 533 m<sup>2</sup>



Usable : 942 m<sup>2</sup>



Land : 5,9 Ha

925 000 €

**Manor-house for sale Tarn et Garonne.** Manor house of the 18th century of 530 m<sup>2</sup> type small castle entirely restored with noble materials. Beautiful outbuildings and heated swimming pool in the Quercy in the north-west of the Tarn et Garonne with dominant view in the middle of 5 ha 85 composed of woods, orchard and vegetable garden benefiting from a source for watering and embellished with a beautiful park with a Tuscany spirit. This property is located in the countryside at the end of a rural road without being too isolated, it is secured by an alarm system, equipped with video surveillance and an electric gate. The manor house is built on converted cellars, no work needed on the buildings. All the joinery is made of double-glazed wood, all the floors are made of stone or oak wood, inside the walls have been re-jointed or plastered. All the rooms are spacious and bright. The heating system is oil-fired with a VIESSMANN condensing boiler feeding steel radiators.

### IN SUMMARY

Rooms : 12  
Bedrooms : 5  
Bathrooms : 5

Swimming pool : yes  
Garage place : 1  
Parking space : 3  
Outbuildings : yes



Fuel



Source  
Well  
Tank



Adsl

**Advantages :** Manor house entirely restored | Dominant views

### SERVICES



1st Shops : 5 mn



All shops : 10 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 25 mn



25 mn



30 mn



35 mn



60 mn

### ENERGY INFORMATION

**Maisons & Chateaux**

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Pas de données

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## — DESCRIPTION

### MANOIR

On the ground floor:

Entrance / Central corridor : 47,20 m<sup>2</sup> oak floors

Fitted and equipped kitchen with stone sink: 27.86 m<sup>2</sup>.

Living room: 42.80 m<sup>2</sup> oak floors

Living room: 24.25 m<sup>2</sup> with wood stove.

Master bedroom en suite: 19.26 m<sup>2</sup>.

Bathroom : 7.78 m<sup>2</sup> : bathtub, washbasin WC.

Toilet : 2 m<sup>2</sup> with washbasin

Upstairs:

Staircase / Landing : 17,01 m<sup>2</sup>

Bedroom 2: 38.74 m<sup>2</sup> with dressing room in the tower

Bathroom : 7,24 m<sup>2</sup> : bathtub, washbasin WC

Bedroom 3: 38.87 m<sup>2</sup> with dressing room in the tower.

Bedroom 4: 38.31 m<sup>2</sup>

Shower room : 5.42 m<sup>2</sup> : shower, washbasin, WC.

Bedroom 5 : 38,62 m<sup>2</sup>

Shower room : 5.71 m<sup>2</sup> : shower, washbasin, WC.

In the basement :

Independent entrance : 14.55 m<sup>2</sup> natural stone floors.

Laundry : 13.70 m<sup>2</sup> very well equipped.

Boiler room : 10,23 m<sup>2</sup>

Cellar 1: 24.70 m<sup>2</sup> converted into a wine museum

Vaulted cellar 2: 14.60 m<sup>2</sup> converted into a wine bar.

Kitchen with bread oven: 25.13 m<sup>2</sup> stone floors

Billiard room: 51.45 m<sup>2</sup>

Office or spare bedroom: 18.74 m<sup>2</sup>

### OUTBUILDINGS

Old barn converted into summer kitchen: 60 m<sup>2</sup>: stone floors and stone sink.

Attached garage :19,23 m<sup>2</sup>.

Storage :4,95 m<sup>2</sup>

Barn on two levels :

Basement:

Reception room with kitchen and bar : 58 m<sup>2</sup>.

Shower room: 12.54 m<sup>2</sup>: shower, washbasin and WC.

Utility room : 7,81 m².

Garden level :

Large reception room : 167,27 m² : exposed beams , stone floors

Covered terrace: 80 m² with nice view.

OUTSIDE :

Enclosed courtyard in Quercy stone paving stones

Tuscany spirit park, with a spring .

An orchard and a vegetable garden. In the woods there are maintained footpaths for good walks.

Swimming pool 10 x 5 with automatic cover complying with safety standards, travertine stone terraces all around the pool, water treatment with salt and heated.

Are you interested ?



Marie

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