



Ref : 9680MDB

Bourgeois house and its outbuildings based on the 18th century, fully resto

Area **Salviac**



Habitable : 471 m²



Usable : 600 m²



Land : 2,3 Ha

945 000 €

Manor-house for sale Lot. Property based on the 18th century, comprising the main house and 3 fully restored outbuildings. Offers the possibility of a commercial activity of gîtes and guest rooms of 11 bedrooms. In a quiet setting, on 2 hectares of wooded land with swimming pool and close to several towns and tourist sites.

IN SUMMARY

Rooms : 26
Bedrooms : 11
Bathrooms : 6

Swimming pool : yes
Garage place : nc
Parking space : 10
Outbuildings : yes



Wood and Fuel



Fiber

Advantages : For commercial activity | close to tourist towns

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 5 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 5 mn



5 mn



40 mn



50 mn

ENERGY INFORMATION

Consommation conventionnelle 171,00 kWh/m².an

Estimation des émissions 18,00 kg éqCO₂/m².an



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— DESCRIPTION

The main house :

Ground floor:

Chestnut parquet floor

Dining room 22 m²

Living room 38 m²

Fireplace

Kitchen 17 m²

Equipped and furnished with fireplace and stone sink

Study 14 m²

Fireplace

Bedroom 1 - 15.50 m²

En suite with shower room and WC 6 m².

1st floor :

Landing 18.50 m²

lounge 13.60 m²

Bedroom 2 - 25.50 m²

En suite with shower room and WC 4.40 m².

Bedroom 3 - 15.50 m²

En suite with bathroom and WC 4 m²

Bedroom 4 - 25 m²

En suite with shower room 3 m²

Garden level :

Entrance 20 m²

Living room 35 m²

Wine cellar 5,72 m²

Walls 1 m thick

Storage room 11.60 m²

Boiler room - 24 m²

Fuel boiler

Water softener for the whole property

Convertible attic

Outbuilding 1

Old restored farmhouse on 2 floors:

Ground floor :

Living room 32 m² with american kitchen

Shower room and separate toilet

1st floor

Landing 5.40 m²

Bedroom 5 - 14 m²

Chestnut parquet floor

Bedroom 6 - 13.50 m²

Chestnut parquet floor

Terrace 34 m² paved

South-west facing

Outbuilding 2

Garden level

Flat 1

Living room 44 m²
With american kitchen

Room 7 - 11 m²

Bedroom 8 - 11 m²

Bathroom, separate WC

Paved terrace facing south-west

Flat 2

Living room 43 m²
With american kitchen

Room 9 - 13.50 m²

Room 10 - 13.50 m²

Bedroom 11 - 11 m²

Shower room with separate toilet

Paved terrace facing south-west

Outbuilding 3

Garden level: open vaulted porch

Utility room 6.88 m² and WC

First floor :

Technical room 34 m²
With access to the pigeon house

Room 50 m²
Concrete floor with water and electricity to finish restoring

Are you interested ?



Marie

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