



Ref : 9684MDB

**Lot en Bouriane, fully restored manor house with private stables.**

Area



Habitable : 380 m<sup>2</sup>



Usable : 276 m<sup>2</sup>



Land : 6,8 Ha

995 000 €

**Manor-house for sale Lot.** In a peaceful rural setting, this tastefully restored 15th century manor house offers private stables, 7 hectares of gardens, pasture and mature woodland and heated swimming pool at only 5 minutes' drive from a lively village with all amenities.

#### IN SUMMARY

Rooms : 7  
Bedrooms : 5  
Bathrooms : 5

Swimming pool : yes  
Garage place : 3  
Parking space : 4  
Outbuildings : yes



Geothermal



Adsl

**Advantages :** Completely restored | Close to the shops

#### SERVICES



1st Shops : 5 mn



All shops : 30 mn



Health : 30 mn



Elementary : 5 mn

Middle School : 20 mn

High school : 30 mn



30 mn



25 mn



2H mn



2H mn

#### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m<sup>2</sup>.an  
Pas de données

Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données



**Maisons & Chateaux**

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## — DESCRIPTION

The Manor House 380m².

Arranged on three levels with double glazing, reversible air conditioning and geothermal central heating, it comprises

Upper ground floor, by stone steps leading to the 42m² covered terrace and pigeon loft, a travertine floor.

Living room of 50m², exposed stone walls, double height ceiling, library corner, bar equipped with dishwasher and fridge, stone fireplace with wood stove and second staircase leading to the mezzanine of the 1st floor.

Kitchen 25m² equipped and fitted, open to the living room and dining room with French doors to the terrace and central wooden staircase leading to the lower and upper floors

Dining room 30m² with fireplace

Cloakroom 9m² with toilet

1st floor, chestnut parquet floor

Bedroom 1, 15m² floor area, mezzanine under slope, WC in bedroom and washbasin in entrance

Landing with access to the terrace 10m².

Shower room 6m² with WC and skylight

Bedroom 2, 23m² with exposed beams, skylight and skylight

Shower room and WC 7sqm

Garden level, travertine floor

Vestibule 6,50m² with storage under the stairs

Bedroom 3, 20,60m², accessible by the courtyard and opening onto the terrace with private shower room/sauna 7,50m², double washbasin and WC

2 dressing rooms of 6m and 8.50m with built-in cupboard and storage

Laundry room and technical station for sauna, water softener and hot water tank

Storage cupboard with general electricity, water, geothermal energy and VMC throughout the house.

Bedroom 4, 13m² with French windows overlooking the garden, en suite shower room and WC

Wine cellar 60m², vaulted with stone floor

Glazed vestibule opening onto the garden

Bedroom 5, separate, 15m², accessible from the courtyard, under the pigeon house with private shower room 5m².

Outside

Private driveway with electric gates

Gravelled parking area

Triple garage 60m² in wood, concrete floor, double height under ceiling, mezzanine with storage space

Adjoining workshop 32m².

Heated salt water swimming pool (10,5 X 5,5) with remote control cover, paved and fenced beach

Wooden pool house 34m² with open plan lounge area 18m², pool filter/pump room, shower room 3m² with sink, shower, wc and summer kitchen 11m².

Wooden wildlife viewing platform accessible by metal steps

Equestrian facilities including

Main barn 150m<sup>2</sup> with 5 stables of 12m<sup>2</sup> each, tack room and feed room

Stairs to 1st floor hayloft

Sand pit 40m X 20m with wooden fence

Approximately 7 hectares of land with pasture, wooden fencing, mature woodland and carefully tended gardens.

Are you interested ?



Marie

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