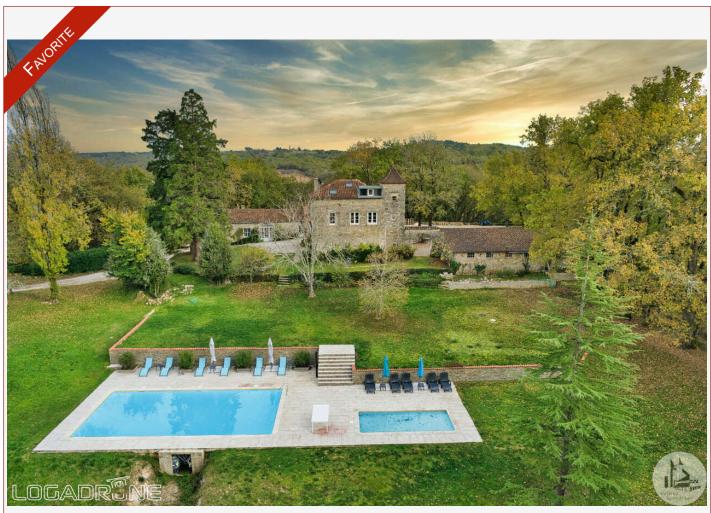


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## Ref : 7006

## • Castle / Manor - Puy-l'Évêque •



## Logement économe DETAILS ≤ 50 A DPE en cours Land surface: 77789 m<sup>2</sup> Swimming pool: Yes 51 à 90 B 91 à 150 C Number of bedrooms: 11 Ground floor living: No 151 à 230 Number of levels: 1 Work needed: No work 231 à 330 Type of heating: Bois/Gaz/Pompe à chaleur Fireplace: Yes closed hearth 331 à 450 > 450 Drainage/sewage: Septic tank Built: Not specified Logement énergivore

You will be captivated as you take the long driveway which will take you to discover this tastefully restored manor house, hidden from view, consisting of a house with gîtes and its heated swimming pool.

430 m<sup>2</sup> living

77 789 m<sup>2</sup>

Non-binding document

Frédérique Bidois Agent commercial Tel : 06 74 55 44 56 https://valadie-immobilier.com frederique@valadie-immobilier.com Price fees included 936 000 €

Agency fees: 4 % VAT included\* Price without fees: 900 000 €

\*The agency fees are entirely at the cost of the purchaser

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## • Description ref n°7006 •

In the heart of the Lot near the Dordogne, this manor with its three active gîtes will enchant you. Everything has been elegantly restored and there is plenty of charm, in the middle of the countryside, with its orchard, its henhouse, its vegetable garden, its two springs on nearly 8 hectares in a dominant position over the valley.

-The main house of 155m<sup>2</sup> with its dovecote has retained a lot of character (exposed stones), and is composed on the ground floor of a beautiful vaulted cellar of 35m<sup>2</sup> converted into a studio with open kitchen/living room, bathroom.

On the first floor, there is a 6m<sup>2</sup> kitchen, a living/dining area with its 48m<sup>2</sup> wood stove, a 27m<sup>2</sup> bedroom, with an 8m<sup>2</sup> bathroom and its dressing room.

On the second floor accessible by a staircase in the dovecote with an office area below, there are two bedrooms of 11 and  $15m^2$ , with a bathroom of  $5m^2$  served by a landing.

Two laundry rooms.

Tilt-and-turn double glazing.

-In the cottage for 7 people of 86m<sup>2</sup>, there is a living and dining room of 28m<sup>2</sup>, an equipped kitchen with a dining area of 24m<sup>2</sup>.

A  $4m^2$  corridor leads to three bedrooms of 12 and 11 and  $15m^2$ , as well as a  $6m^2$  bathroom.

Private terrace.

Electric heating.

Septic tank.

PVC tilt-and-turn double glazing. New roof

A second gîte of  $66m^2$  for 4 people includes a fitted kitchen of  $12m^2$  with an old bread oven, a dining area opening onto a terrace, a living room of  $20m^2$  with its wood stove, two bedrooms of 14 and  $12m^2$ , with a bathroom. water of  $8m^2$  (Italian shower and pocket door).

Exotic wood tilt-and-turn double glazing.

A third gîte of 97m<sup>2</sup> for 4 people is accessible via a large covered terrace of 50m<sup>2</sup> and includes a living room of 60m<sup>2</sup> with an open kitchen, a bathroom of 5.79m<sup>2</sup>, and







