



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2894

• Castle / Manor - Monpazier •



## DETAILS

**Land surface:** 44 ha

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Manor house nestled in the wooded area of 44 hectares, in a dominant position, without any nuisance. Case rare, a 600 m<sup>2</sup>, completely renovated with taste in the respect of the authenticity, for lovers of tranquility and nature.

600 m<sup>2</sup> living

440 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

1 590 000 €

Agency fees: 6 % VAT included\*

Price without fees: 1 500 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°2894 •

In the Golden triangle of the Bastides Monpazier, Monflanquin and Villereal ,Dordogne and Lot-et-Garonne

In an idyllic setting of flowers and wildlife

This property of the dominant benefits of a landscape at loss of sight .

A Manor house completely renovated in 2012 , consisting of a set of buildings around a court of honour comprising :

The main body housing to be developed on 450 m2 around the central tower dated from the 13th century with a spiral staircase in stone .

\* ground floor : - entry of 11 m2 with a dressing room, WC,

- dining room of 50 m2 with a stone fireplace and two door windows that open onto the terrace

- living room of 70 m2 with a kitchen, closets , appliances, a central island in marble, a large stone fireplace, a beautiful beam, a door window which opens on the South terrace

-a living room of 50 m2 ceiling height up to the roof with an elegant stone staircase, wrought iron railing , door, window, terrace north

-a bureau of 15 m2 (computer ( wi-fi )

- a laundry room - boiler room of 25 m2 approximately arrival of central heating by the floor, gas boiler

- a workshop of 25 m2, door onto courtyard

\* Access to the second floor by two stairs of which one to screw in stone :

- two rooms of 24 m2 on the East side,

- a room of bath, independent wc, 18m2

- a room of 24 m2 with shower room of 4 m2,

- a master bedroom of 28 m2 with a bathroom. toilet of 9 m2.

Wide hallway and bridge distribution

- A large room of 48m2 on the second floor ceiling height up to the roof , wooden staircase

An attic not convertible with insulation on the floor

All the floors on the ground floor are uniformly tiled in a stone slab , to the floor the floors are a floor of oak

The door and window frames by double glazing and joineries are in wood

The ground floor central heating by the soil to the floor by radiators in cast iron

The walls are of exposed stone and white jointed with a coating of lime and sand "fox"

Roofing tiles canals and flat tiles on the tower

\* To the right on entering the court an independent

