

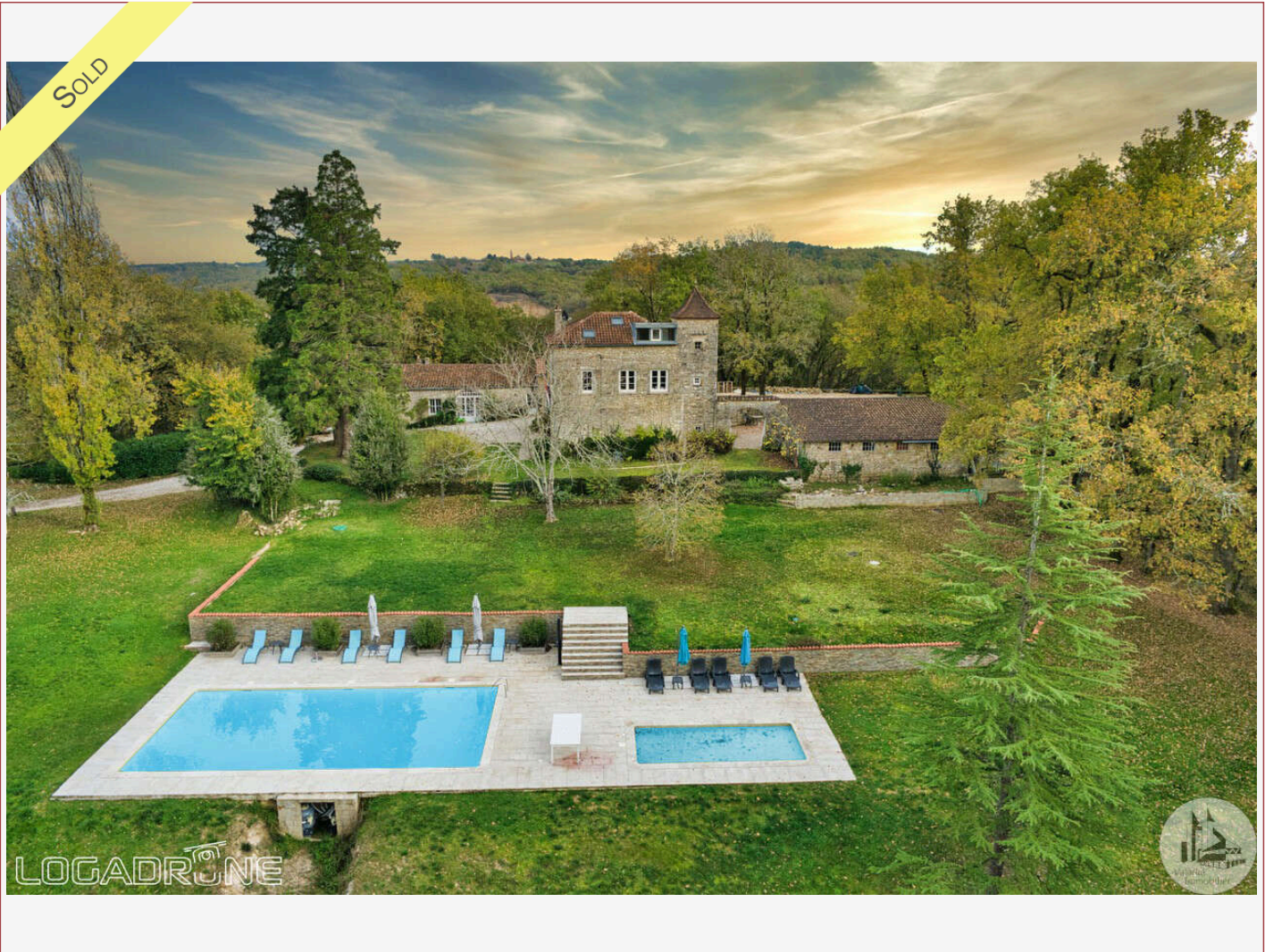


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5232

• Castle / Manor - Puy-l'Évêque •



## DETAILS

**Land surface:** 77789 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 2

**Type of heating:** Gaz/bois/Électrique

**Drainage/sewage:** Septic tank

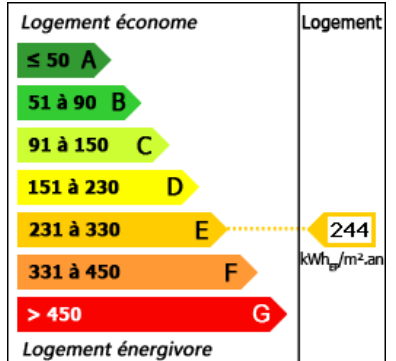
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



You will be captivated by taking the long path which will make you discover this tastefully restored manor house, consisting of a house with gîtes, in activity, 6x12M swimming pool, 6x3 M paddling pool on more than seven hectares of

307 m<sup>2</sup> living

77 789 m<sup>2</sup>

Christine Martin

Agent commercial

Tel : 06 84 71 45 28

<https://valadie-immobilier.com>

[christine.m@valadie-immobilier.com](mailto:christine.m@valadie-immobilier.com)

Price fees included

676 000 €

Agency fees: 4 % VAT included\*

Price without fees: 650 000 €

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



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## • Description ref n°5232 •

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

On the first floor, a kitchen of 6m<sup>2</sup>, a living / dining area with its 48m<sup>2</sup> wood stove, a bedroom of 27m<sup>2</sup>, with a shower room of 8m<sup>2</sup>.

On the second floor accessible by a spiral staircase in the dovecote, there are two bedrooms of 11 and 15m<sup>2</sup>, with a 5m<sup>2</sup> bathroom.

Two laundry rooms. Tilt-and-turn exotic wood double glazing.

-In the second 86m<sup>2</sup> outbuilding converted into a gîte, there is a fitted kitchen with a dining area and 24m<sup>2</sup> wood stove. A corridor of 4m<sup>2</sup> leads to two bedrooms of 12 and 11m<sup>2</sup>, as well as a bathroom of 6m<sup>2</sup> and a beautiful parental suite of 15m<sup>2</sup>.

Private terrace. Electric heating. Septic tank. Tilt-and-turn PVC double glazing.

-A second 66m<sup>2</sup> gîte includes a 12m<sup>2</sup> fitted kitchen with an old bread oven, a dining area opening onto a terrace, a 20m<sup>2</sup> living room with its wood stove, two bedrooms of 14 and 12m<sup>2</sup>, with a bathroom of 8m<sup>2</sup> (Italian shower and door to brick partition).

Tilt-and-turn exotic wood double glazing.

-Another outbuilding of around 100m<sup>2</sup> to be finished has a 60m<sup>2</sup> living room and the possibility of a kitchen, shower room and bedrooms to be fully designed.

Partly double glazing.

-In the courtyard, a 30m<sup>2</sup> workshop with a panoramic view over the entire Lot valley is currently used as storage.

-A last annex of 50m<sup>2</sup>, contains the technical room for the gas boiler, the accumulation tank, the water softener with a workshop part.

Two water meters. Two electric meters.

Possibility of garage. Expansion possible. Large awning that can be renovated. Well with pump. Underground gas tank.

