Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5232 • Castle / Manor - Puy-l'Évêque •



DETAILS

Land surface: 77789 m²

Number of bedrooms: 8

Number of levels: 2

Type of heating: Gaz/bois/Électrique

Drainage/sewage: Septic tank

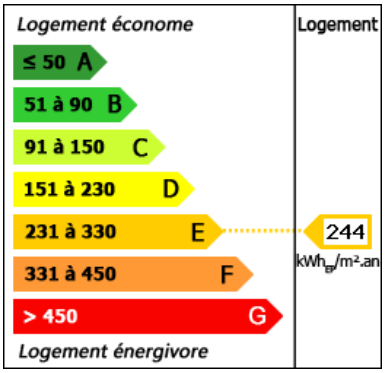
Swimming pool: Yes

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 m² living

77 789 m²

Non-binding document

Christine Martin
Agent commercial
Tel : 06 84 71 45 28
https://valadie-immobilier.com
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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°5232 •

-The main house of 155m² with its dovecote has kept a lot of character (exposed stones), and consists of a beautiful vaulted cellar of 35m² converted into a living room on the ground floor.
On the first floor, a kitchen of 6m², a living / dining area with its 48m² wood stove, a bedroom of 27m², with a shower room of 8m².
On the second floor accessible by a spiral staircase in the dovecote, there are two bedrooms of 11 and 15m², with a 5m² bathroom.
Two laundry rooms. Tilt-and-turn exotic wood double glazing.
-In the second 86m² outbuilding converted into a gîte, there is a fitted kitchen with a dining area and 24m² wood stove. A corridor of 4m² leads to two bedrooms of 12 and 11m², as well as a bathroom of 6m² and a beautiful parental suite of 15m².
Private terrace. Electric heating. Septic tank. Tilt-and-turn PVC double glazing.
-A second 66m² gîte includes a 12m² fitted kitchen with an old bread oven, a dining area opening onto a terrace, a 20m² living room with its wood stove, two bedrooms of 14 and 12m², with a bathroom of 8m² (Italian shower and door to brick partition).
Tilt-and-turn exotic wood double glazing.
-Another outbuilding of around 100m² to be finished has a 60m² living room and the possibility of a kitchen, shower room and bedrooms to be fully designed.
Partly double glazing.
-In the courtyard, a 30m² workshop with a panoramic view over the entire Lot valley is currently used as storage.
-A last annex of 50m², 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.







