



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6506

• Castle / Manor - Prayssac •

FAVORITE



## DETAILS

**Land surface:** 71826 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed 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

In the heart of the Lot, near Prayssac, is this manor with undeniable charm, with its towers and its noble architecture on about 7.2 hectares of park where you can find a real collection of oaks from all countries and an orchard.

380 m<sup>2</sup> living

71 826 m<sup>2</sup>

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Price fees included

1 100 000 €

Agency fees: 3,8 % VAT included\*

Price without fees: 1 060 000 €

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





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## • Description ref n°6506 •

All the cachet has been preserved, stone sink, exposed stone walls, cantou, old frames, beautiful woodwork, floor tiles.....

The main house welcomes us with a living / dining room of 51.53m<sup>2</sup> with 6 meters high ceilings and its fireplace closed by a wood stove, then in an office of 13.65m<sup>2</sup>, and a kitchen of 39.58m<sup>2</sup> with its corner meal.

Upstairs, a landing of 10m<sup>2</sup> welcomes us and brings us to a bedroom of 30.09m<sup>2</sup> with lots of cupboards, dressing room, and an adjoining bathroom of 7.71m<sup>2</sup> (parental suite).

On the other side of the house, there is another floor which offers us a landing and a bedroom of 10.13m<sup>2</sup> with a basin (water point), then a second floor with a bedroom of 14.44m<sup>2</sup> also with a basin.

Outside, a large tower opens its doors to us to discover a 25m<sup>2</sup> entrance to a warm living room, from which a staircase leads to a shower room: toilet and basin, then a second floor leading to a bedroom. 30m<sup>2</sup> with open bathroom and a mezzanine allowing us to enjoy a splendid framework.

Then a "castle" stone staircase descends to a shower room with toilet.

A second, smaller tower has an entrance to a chic living room on the ground floor of 25m<sup>2</sup>, with an open fireplace, then a stone staircase leads to a bedroom of 12.86m<sup>2</sup> with toilets and a shower room awaits us. on the lower floor.

In the wooded park of exceptional oaks, coming from all over the world, there is a gariotte with its light for the greatest pleasure of children, as well as an 11X5m swimming pool with summer kitchen, storage room, pool house and an orchard of apricot, cherry, peach, apple trees.

30m<sup>2</sup> storage workshop

Four septic tanks.

Single wooden glazing.

Electric heating.

Possibility to keep furniture.

