

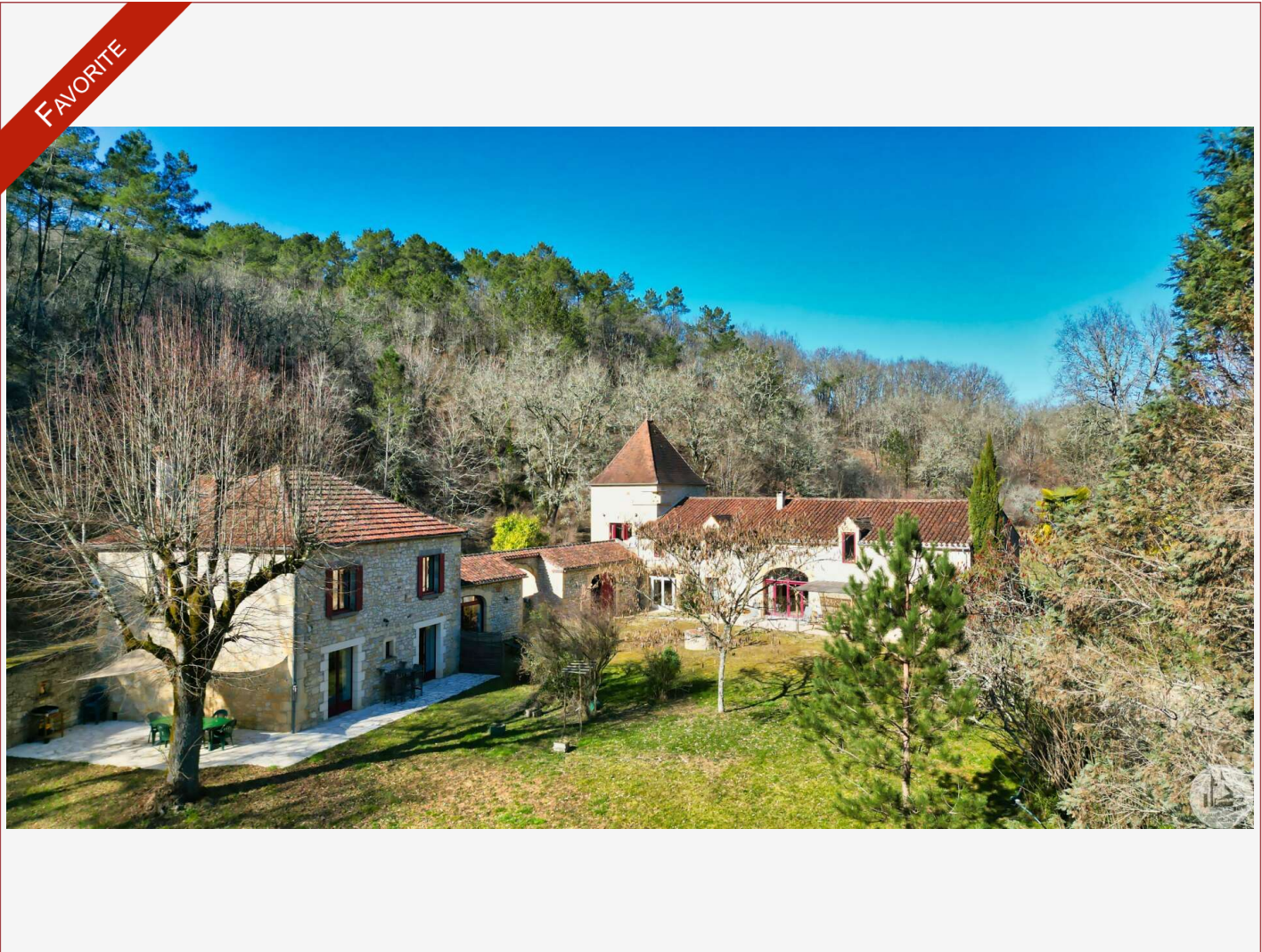


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6914

• Castle / Manor - Praysac •



## DETAILS

**Land surface:** 70670 m<sup>2</sup>

**Number of bedrooms:** 11

**Number of levels:** 1

**Type of heating:** Chaudière granulé+bois+panneaux solaires

**Drainage/sewage:** Septic tank

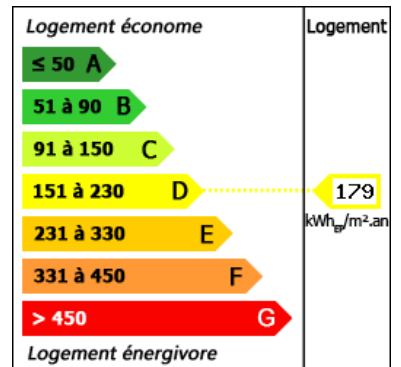
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



This ecological manor hides out of sight, in the shade of umbrella pines, a forest allowing walks throughout the weather, showing us its ancient stones, its pond, its stream and its heated 9x5m swimming pool.

554 m<sup>2</sup> living

70 670 m<sup>2</sup>

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Price fees included

895 000 €

Agency fees: 3,6 % VAT included\*

Price without fees: 863 500 €

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



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## • Description ref n°6914 •

The property designed with respect for the environment, on more than 7 hectares (5 wooded hectares), consists of a dwelling house and three gîtes. It is ideally located on the edge of the village and on the edge of the forest with a small path which will take you all around this residence.

A stream crosses the garden, and you take small bridges to get there.

This old residence was designed to be economical. Its heating, pellet and wood boiler, is well thought out, solar panels make it almost self-sufficient in electricity and its source does not dry up, providing water all year round.

The authenticity and character of the house have been preserved through the use of authentic materials.

The house, which has retained all its character, consists of an entrance of 5m<sup>2</sup> which leads to a living room of 86m<sup>2</sup> bathed in through light, with its fireplace closed by a Godin Colonial wood stove and its heated floor. . Adjoining is an 18m<sup>2</sup> kitchen with its dining area, as well as an office of 32.26m<sup>2</sup> and a reception room or gym, or for relaxation classes.....of 72.67m<sup>2</sup>.

On each side of the house, a staircase gives access to the first floor where there is a bedroom of 29.22m<sup>2</sup> with a bathroom of 12m<sup>2</sup> and on the other side a landing of 6.63m<sup>2</sup> welcomes us to discover two bedrooms of 20.80 m<sup>2</sup> and 17.63m<sup>2</sup>.

Aluminum double-glazed window frame.

Louver type iron shutter.

The first gîte of approximately 116 m<sup>2</sup>, includes a living room of 64.80m<sup>2</sup> with open kitchen and open fireplace, a bathroom of 4.70m<sup>2</sup>.

Upstairs, you arrive on a landing of 4.63m<sup>2</sup> which accesses four bedrooms of 11m<sup>2</sup>, 11m<sup>2</sup>, 11.18m<sup>2</sup>, 10m<sup>2</sup> as well as a bathroom of 4.80m<sup>2</sup>.

Aluminum double-glazed window frame.

Louver type iron shutter.

The second gîte of approximately 54m<sup>2</sup> has its living room of 29.25m<sup>2</sup>, its kitchen of 5.75m<sup>2</sup>, two bedrooms of 7m<sup>2</sup>, 8.62m<sup>2</sup> and a bathroom of 3.86m<sup>2</sup>.

Aluminum double-glazed window frame.

Louver type iron shutter.

The third gîte of approximately 73m<sup>2</sup> is located around the dovecote. There is a living room of 26.07m<sup>2</sup>, a

