

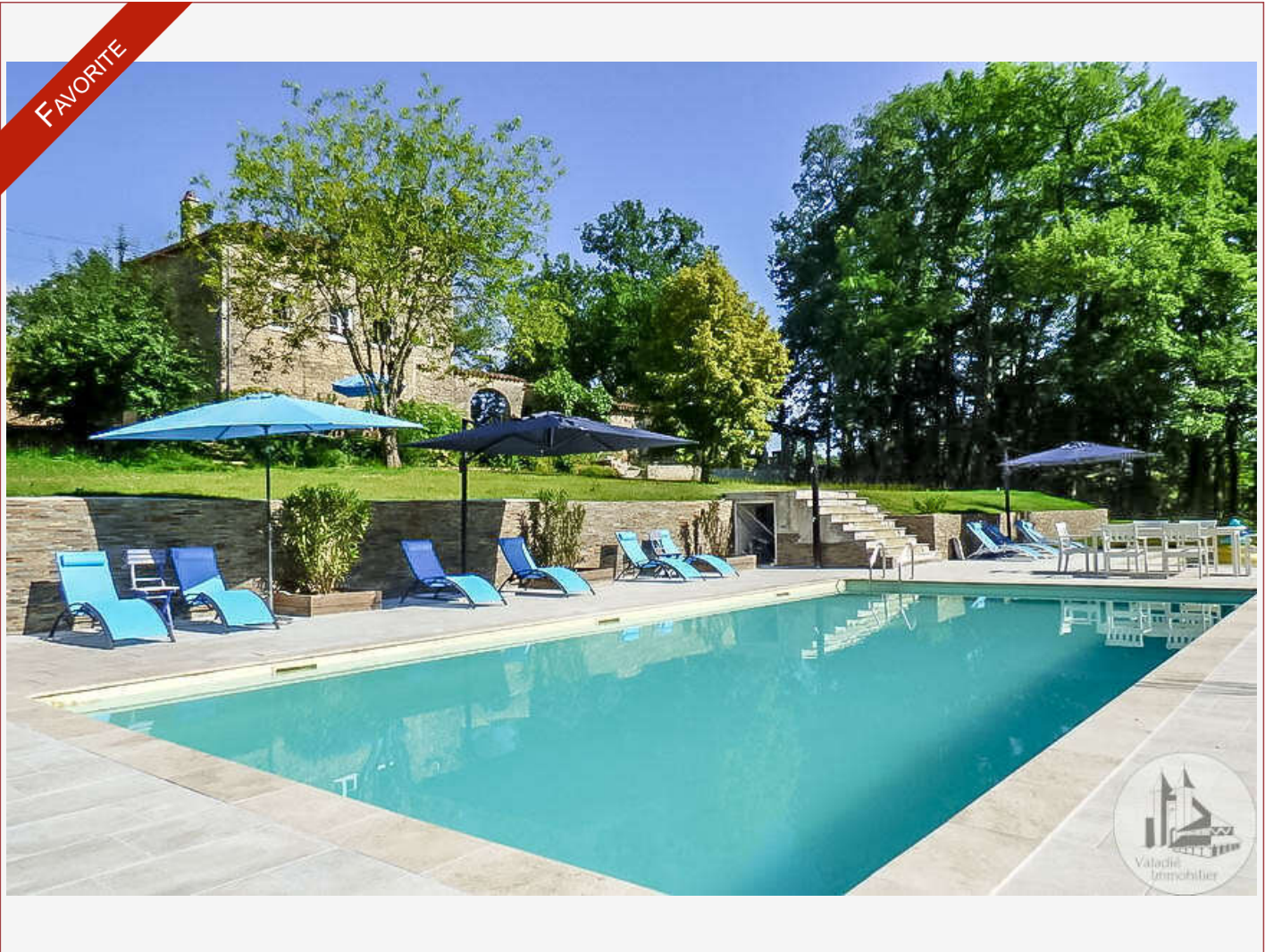


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7006

• Castle / Manor - Puy-l'Évêque •



## DETAILS

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

**Number of bedrooms:** 11

**Number of levels:** 1

**Type of heating:** Bois/Gaz/Pompe à chaleur

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**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

You will be captivated as you take the long driveway which will take you to discover this tastefully restored manor house, hidden from view, consisting of a house with gîtes and its heated swimming pool.

430 m<sup>2</sup> living

77 789 m<sup>2</sup>

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Price fees included

936 000 €

Agency fees: 4 % VAT included\*

Price without fees: 900 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°7006 •

In the heart of the Lot near the Dordogne, this manor with its three active gîtes will enchant you. Everything has been elegantly restored and there is plenty of charm, in the middle of the countryside, with its orchard, its henhouse, its vegetable garden, its two springs on nearly 8 hectares in a dominant position over the valley.

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

On the first floor, there is a 6m<sup>2</sup> kitchen, a living/dining area with its 48m<sup>2</sup> wood stove, a 27m<sup>2</sup> bedroom, with an 8m<sup>2</sup> bathroom and its dressing room.

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

Two laundry rooms.

Tilt-and-turn double glazing.

-In the cottage for 7 people of 86m<sup>2</sup>, there is a living and dining room of 28m<sup>2</sup>, an equipped kitchen with a dining area of 24m<sup>2</sup>.

A 4m<sup>2</sup> corridor leads to three bedrooms of 12 and 11 and 15m<sup>2</sup>, as well as a 6m<sup>2</sup> bathroom.

Private terrace.

Electric heating.

Septic tank.

PVC tilt-and-turn double glazing.

New roof

A second gîte of 66m<sup>2</sup> for 4 people includes a fitted kitchen of 12m<sup>2</sup> with an old bread oven, a dining area opening onto a terrace, a living room of 20m<sup>2</sup> with its wood stove, two bedrooms of 14 and 12m<sup>2</sup>, with a bathroom. water of 8m<sup>2</sup> (Italian shower and pocket door).

Exotic wood tilt-and-turn double glazing.

A third gîte of 97m<sup>2</sup> for 4 people is accessible via a large covered terrace of 50m<sup>2</sup> and includes a living room of 60m<sup>2</sup> with an open kitchen, a bathroom of 5.79m<sup>2</sup>, and two bedrooms of 8.12m<sup>2</sup> and 12.03m<sup>2</sup>.

Double glazing on one part.

