



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7039

• Castle / Manor - Montayral •



DETAILS

Land surface: 216193 m²

Number of bedrooms: 8

Number of levels: 0

Type of heating: Pompe à chaleur+bois

Drainage/sewage: Septic tank

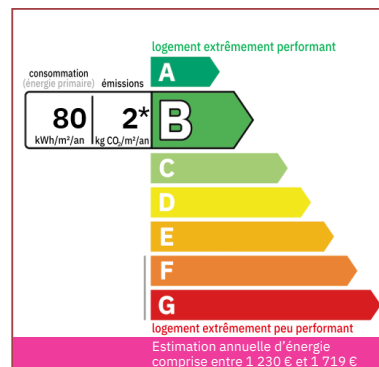
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



It is in the heart of Lot Et Garonne that this property is located, offering you the pleasure of horse riding thanks to prestigious equestrian facilities, as well as a sumptuous, functional residence with its 10x5 swimming pool.

566 m² living

216 193 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://valadie-immobilier.com>

frederique@valadie-immobilier.com

Price fees included

2 350 000 €

Agency fees: 4 % VAT included*

Price without fees: 2 259 616 €

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



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Everything has been thought out, thought through.....to take full advantage of the view of the equines in the 7 hectares of paddocks entirely fenced in ribbon, and thanks to the lights passing through the house, or from the swimming pool and the various terraces, with the view clear, a beautiful panorama is offered to you.

Located in the heart of the countryside, not overlooked, upon arrival you will discover the guest house of 122 m², then the main house of 369m² as well as the equestrian infrastructure, surrounded by its land.

The 1 hectare park is magnificently flowered, planted with 300-year-old oaks and other ornamental trees, and an orchard of apple trees, cherry trees, etc. is added, as well as a small pond with its water lilies, the rest consisting of forest with more than 10 hectares of oak trees, and a 5000m² lake surrounded by a 3.5 hectare pine forest where swimming is pleasant with a depth of 10 m.

-The main house of 369m² has received a renovation with noble and high-end materials, where nothing has been neglected!

It has an attic of 150m², a kitchen/dining room of 44m², a living room of 45m² with its 17th century open fireplace, two bathrooms of 8m² and 9m², three toilets (including 1 Japanese), four bedrooms of 12.76m², 12.60m², 16.32m², 15m², a master suite of 50m² overlooking the chlorine diamond point swimming pool, two offices of 7.25m² and 13.39m².

Then a pantry or scullery, a boiler room, and an unburied wine cellar.

There is also a summer lounge or a winter lounge of 45.58m², with large bay windows making this place bright with a view of the swimming pool.

200l electric water heater with 2 15l relays.

Heating by reversible air/water and air/air heat pump in the master suite.

Double glazing

28 Solar panels with resale EDF

Functional bread oven

-The guest or caretaker's house of 122m² consists of a dining room/living room of 48m², a kitchen of 9m², three bedrooms of 16m², 16m², 12m², a bathroom of 5.32m², a toilet, a storage room.

200l electric water heater.

