



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7211

• Castle / Manor - Villeneuve-sur-Lot •



## DETAILS

**Land surface:** 11324 m<sup>2</sup>

**Number of bedrooms:** 15

**Number of levels:** 2

**Type of heating:** Gas

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open 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

Located in Villeneuve-Sur-Lot, the privileged geographical location allows access on foot to all local shops, cinema, theater... in an idyllic and green setting where life is good.

800 m<sup>2</sup> living

11 324 m<sup>2</sup>

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Price fees included

1 352 000 €

Agency fees: 4 % VAT included\*

Price without fees: 1 300 000 €

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



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## • Description ref n°7211 •

This prestigious 17th century residence has been restored with noble materials while respecting the charm of the place. Surrounded by its park planted with century-old trees where wildlife enjoys coming, you will be seduced by the discovery of another time as you enter through an automated gate.

No noise, olfactory or visual nuisance tarnishes this place.

It consists of a Manor of approximately 600m<sup>2</sup> (including 400m<sup>2</sup> of living space), seven gîtes rehabilitated in the old stables (including two for people with reduced mobility), a barn of 200m<sup>2</sup>, a pool house with its fully secure 14x7m swimming pool.

All the authenticity of the place is preserved: woodwork, moldings, frescoes, hidden doors, old framework, and an orchard offers you seasonal fruits.

The 17th century Manor is composed on the ground floor of an entrance onto a corridor which leads to a living room of 38m<sup>2</sup> with open fireplace surrounded by old woodwork, an office of 29.86m<sup>2</sup> with closed fireplace, a dining room of 30.01m<sup>2</sup>, a kitchen of 23.83m<sup>2</sup> with closed fireplace, a bathroom of 11.14m<sup>2</sup>, two bedrooms of respectively 29.84m<sup>2</sup> and 22.58m<sup>2</sup>.

A staircase decorated with a bronze statue leads upstairs and you arrive on a landing of 14.39m<sup>2</sup> serving a 1st bedroom of 21.84m<sup>2</sup> with closed fireplace and its bathroom of 2.90m<sup>2</sup> with cupboards; a 2nd bedroom of 17.59m<sup>2</sup> with its bathroom of 2.59m<sup>2</sup> and closed fireplace.

Then a half landing of 30.52m<sup>2</sup> opens onto a bedroom of 29.52m<sup>2</sup> with a bathroom of 5.95m<sup>2</sup> hidden behind a decoration; then another bedroom of 22.22m<sup>2</sup> with closed fireplace, dressing room and bathroom of 5.06m<sup>2</sup>. Then we find a living room of 34.43m<sup>2</sup> with open fireplace, then a dining room of 22.28m<sup>2</sup> with fireplace, and a kitchen of 9.19m<sup>2</sup>.

Another staircase leads to the fully convertible attic on two levels. On the 1st level different rooms could be bedrooms, one contains the town gas boiler and the water heater, then a very large room is covered with a glass roof. There are fireplaces there.

Gîte 1 for 6 people and consists of an open kitchen with

