



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7305

• Castle / Manor - Sauveterre-la-Lémance •



## DETAILS

**Land surface:** 35532 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

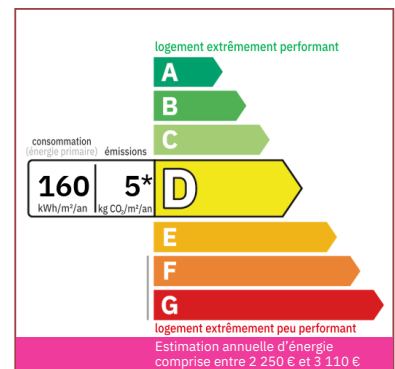
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Exceptional property where the character and charm of the place is preserved to enjoy a green setting with its outbuildings on three and a half hectares.

250 m<sup>2</sup> living

35 532 m<sup>2</sup>

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Price

1 250 000 €

The agency fees are entirely at the cost of the seller



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## • Description ref n°7305 •

You will find all the modern conveniences or good living in the Lot Et Garonnaise countryside!

Situated in peaceful countryside, this house is only a few minutes drive from vibrant villages with shops and weekly markets, and only 60 km from Bergerac International Airport. Fully renovated with high quality materials, this property is in perfect condition. Ideal for becoming a luxury gîte or an exceptional family residence.

### Main House

Kitchen (18 m<sup>2</sup>): 'Falcon' range oven and oak worktops.

Back Kitchen (14 m<sup>2</sup>): Original bread oven and direct access to the courtyard.

Dining Room (36 m<sup>2</sup>): Built-in cupboards, exposed beams and spiral staircase.

Bedroom 1 (22 m<sup>2</sup>): Built-in cupboards and en-suite bathroom (14 m<sup>2</sup>) with double sinks, roll-top bath, walk-in shower and WC.

First Floor: Double Reception Room: Living room (38 m<sup>2</sup>) and sitting room (18 m<sup>2</sup>) with oak flooring, exposed beams, stone fireplace and wood burning stove.

Covered Terrace (21 m<sup>2</sup>): Travertine tiles, stone staircase, access to the historic tower.

Bedroom 2 (17 m<sup>2</sup>): Painted chestnut floor, exposed beams, en suite shower room (4 m<sup>2</sup>) with shower cubicle, single basin and WC.

Second Floor: Bedroom 3 (21 m<sup>2</sup>): Oak flooring and exposed beams.

Office Area (8 m<sup>2</sup>): Ideal for a work space.

Bedroom 4 (30 m<sup>2</sup>): Oak flooring, exposed beams, balcony with open views, open plan bathroom with basin, roll top bath and WC.

Comfort: Double glazing, underfloor heating with heat pump, electric radiators, wood stove, water softener.

### The Gîte / Guest House (70 m<sup>2</sup>)

Set in part of the barn, this gîte on 2 levels offers a view of the swimming pool.

Kitchen/living room with travertine tiles and exposed stone (33 m<sup>2</sup>).

Dining room/Terrace (45 m<sup>2</sup>): Partially covered, ideal for

