



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7006

• Castle / Manor - Puy-l'Évêque •

FAVORITE



DETAILS

Land surface: 77789 m²

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 m² living

77 789 m²

Frédérique Bidois

Agent commercial

Tel : 06 74 55 44 56

<https://www.valadie-immobilier.com>

frederique@valadie-immobilier.com

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

Professionnels de la transaction immobilière depuis 1960

• 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 155m² with its dovecote has retained a lot of character (exposed stones), and is composed on the ground floor of a beautiful vaulted cellar of 35m² converted into a studio with open kitchen/living room, bathroom.

On the first floor, there is a 6m² kitchen, a living/dining area with its 48m² wood stove, a 27m² bedroom, with an 8m² 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 15m², with a bathroom of 5m² served by a landing.

Two laundry rooms.

Tilt-and-turn double glazing.

-In the cottage for 7 people of 86m², there is a living and dining room of 28m², an equipped kitchen with a dining area of 24m².

A 4m² corridor leads to three bedrooms of 12 and 11 and 15m², as well as a 6m² bathroom.

Private terrace.

Electric heating.

Septic tank.

PVC tilt-and-turn double glazing.

New roof

A second gîte of 66m² for 4 people includes a fitted kitchen of 12m² with an old bread oven, a dining area opening onto a terrace, a living room of 20m² with its wood stove, two bedrooms of 14 and 12m², with a bathroom. water of 8m² (Italian shower and pocket door).

Exotic wood tilt-and-turn double glazing.

A third gîte of 97m² for 4 people is accessible via a large covered terrace of 50m² and includes a living room of 60m² with an open kitchen, a bathroom of 5.79m², and two bedrooms of 8.12m² and 12.03m².

Double glazing on one part.

