



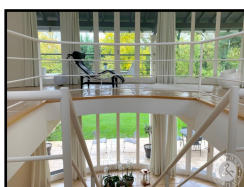
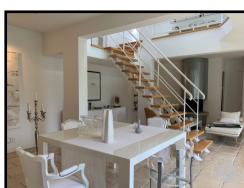
REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9496PJP**

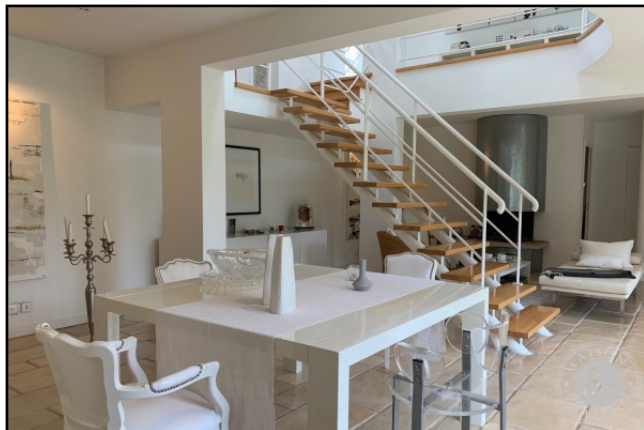
Price : **852 000 €**

Location : **Midi-Pyrénées / Tarn et Garonne**



Property offering a beautiful manor house of 204 m² completely renovated with pool, 1 dovecote for use as a gîte, with private garden and swimming pool. A 2nd dovecote to convert, a well and century-old trees on a 8191 m² plot of land, crossed by rivers





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Ref : 9496PJP	Location
Living space : 224 m² Total potential : 345 m² Land surface : 8 191 m² Dependences : yes Pool : yes Advantages : Manor house Character house	 Region : Midi-Pyrénées Department : Tarn et Garonne
Price : 852 000 €	

Fees to be paid by the vendor

Full description

Property offering a very beautiful manor house of 204 m² completely renovated with taste, two swimming pools, two dovecotes including one restored as a cottage, classified Gite de France with its garden and private pool, the 2nd dovecote is to convert. All on a wooded plot of 8191 m², crossed by rivers, with wells and century-old trees.

The manor is equipped with underfloor heating on both levels, with a geothermal heat pump. The joinery is made of wood and double glazing. In the living rooms, stone floors and wooden floors in the bedrooms

Manor house:

Garden level:

Kitchen: 12 m², equipped and furnished

Rear kitchen: 4.69 m², Storage cupboard

Living room: 52.83 m², opening on to an outside terrace, open fireplace

Parental room: 19 m²

Dressing room: 9.72 m²

Shower room: 10.55 m², two basins, Italian shower

Library 7.92 m²

WC: 1.30 m², with hand-washing basin

Ground floor:

Entrance/ Landing: 26 m², served by iron and wooden stairs, with balcony

Living room: 30 m².

Room 2: 7.61 m²

Dressing room: 1.62 m²

Room 3: 13.25 m²: 13.25 m²

Dressing room: 1.62 m²

Shower room: 5.97 m², wo basins, WC, Italian shower



Round pool 4.96 m in diameter

Dependency n°1 :

Dovecote converted into a gite, classified as a gite de France, with its swimming pool and private garden. Equipped with electric underfloor heating and radiators. The joinery is made of aluminium, double glazing.

Living room: 12.83 m²

Shower room: 4.45 m², Italian shower

WC: 1.16 m²

Corridor: 4.74 m², with integrated storage cupboards

Level 1: 11.32 m², Fitted and equipped kitchen, wooden floor, terrace of 30 m².

Level 2: 13.51 m², Master bedroom, wooden floor

Dependency n°2 :

Convertible dovecote

Cellar: 12.14 m², Stone floor

Level 1: 13.77 m², wooden floor

Level 2: 15.21 m², exposed beams

Dependency n°3 :

Contemporary style pool house

Living room: 40 m².

Summer kitchen: 5.60 m²

Shower room: 5.85 m².

