



REAL ESTATE
PRESTIGE & CHARACTER



Ref : 9263CHG

Price : 1 295 000 €

Location : Midi-Pyrénées / Lot



Old stronghold house of 510 m² with kitchen, lounge, dining room, 6 bedrooms, 5 bathrooms, games room, wine cellar, laundry room, barn of 84 m² with 2 bedrooms, a bathroom, covered terrace of 41.5 m², pool.





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Ref : 9263CHG	Location
Living space : 570 m² Total potential : 710 m² Land surface : 1,3 Ha Dependences : yes Pool : yes Advantages : Very comfortable Spacious	 Region : Midi-Pyrénées Department : Lot
Price : 1 295 000 €	

Fees to be paid by the vendor

Full description

Old fortified house that goes back to the 15th century and extended in the 17th and 18th, offering a total 510 m², built on 3 levels above the cellars. kitchen, lounge, dining room, 6 bedrooms, 5 bathrooms of which 3 with baths and 2 with showers, games room, wine cellar, laundry room, barn of 84 m² converted into 2 bedrooms, 2 bathrooms of which one with bath and 1 with shower, and a covered terrace of 41.5 m² with bread oven, a former pigsty used as a workshop of 12 m², a room of 6 m² and a boiler room of 16 m² with a Hargassner shredded wood boiler and a 25 m² wood silo, a well, a 10m x 5m glass mosaic tiled pool with chlorine treatment, stone beach, technical room in the dovecote tower.

Stronghold house

Ground level

Laundry room : 18.50 m², 300L, bac electric hot water heater, terra cotta tiled floor.

Technical room for heating system : 3.30 m², Viessman 750L hot water tank.

Toilets with handwash : 3.50 m², terra cotta tiled floor.

Heated room for laundry drying : 2.00 m²

Hallway : 7.00 m², terra cotta tiled floor, oak wood stairway leading to the 1st floor and stone steps leading to the rest of the garden.

Hallway : 9.10 m², access to the garden.

Wine cellar in the old tower 14.50 m², terra cotta tiled floor, water softener, exposed beams.

Lounge/ Games room : 35.00 m², porcelain stoneware slabs, exposed beams, access to the pool, lime plaster, underfloor heating.

Bedroom1 : 39.50 m², 2, porcelain stoneware slabs, double glazing, exposed beams, underfloor heating, access to the pool.

Bathroom in old tower : 13.50 m², porcelain stoneware slabs, underfloor heating, stone washbasin, walk-in shower, toilets, towel drying radiators connected to central heating system, air extractor, window.



1st floor

Hallway: 8.20 m², stairs leading to the second floor.

Kitchen : 30.00 m², stone floor, exposed beams, monumental fireplace with Godin wood burning stove, former stone sink with large bay window, custom-built oakwood kitchen units, solid oakwood work top, gas cooking range 5 fires Smeg with oven and hood, double sink with mixer tap and stone splashback, double glazing.

Dining room : 37.00 m², solid oakwood parquet, exposed beams, monumental stone fireplace, open hearth fireplace with hatch, access to the gallery.

Lounge : 40.00 m², solid oakwood parquet flooring, exposed beams, fireplace, access gallery and terrace.

Hallway : 20.50 m², stone floor, former stone sink, exposed beams, double glazing, access to South East facing terrace with large stone stairway.

Toilet with hand wash: 2.45 m², stone floor.

2nd floor: solid oak wood parquet flooring

Hallway : 2.35 m², exposed framework and half timbering.

Landing : 16.00 m², exposed beams, solid oak staircase to the 3rd floor.

Corridor : 5.50 m²

Bedroom 2 with small living room : 20.00 m², exposed framework and half timbering.

Bedroom 3 with small living room : 26.50 m², exposed beams

Bathroom : 9.00 m², terra cotta tiled floor, exposed beams, solid oak unit with 2 washbasins, bath, shower.

Bedroom 4 : 38.00 m², cupboards, exposed beams.

Bathroom : 13.00 m², stone floor, exposed beams, solid oak unit with 2 washbasins, bath, shower.

Toilet : 1.70 m², stone floor.

3rd floor

Landing : 11.00 m², exposed beams, former beamholes

Bedroom 5 : 38.00 m², sea rush carpet, exposed framework.

Bathroom : 12.00 m², stone floor, 2 washbasins, bath, toilet, tower's exposed framework.

Bedroom 6 : 26.00 m², sea rush carpet, exposed framework.

Bathroom : 8.00 m², parquet wood flooring, shower, washbasin, toilet, exposed framework.

Converted barn with underfloor heating

Bedroom 7 : 29.00 m², stone floor, exposed stone and lime plastered walls, exposed framework.

Bathroom : 12.00 m², walk-in shower, stone floor, double washbasin and toilet.

Bedroom 8 : 28.00 m², stone floor, , exposed stone and lime plastered walls, exposed framework.

Bathroom : 14.00 m², stone floor, bath, shower, toilet.

Nice stone pond with fountain against the barn wall.

Covered terrace with wood pillars : 41.50 m², cement floor, bread oven, exposed framework.

Former pigsty and closed area with small stone walls : 12.00 m², today converted into a workshop.

Heating room : 6.50 m², slabstone roof.



Pool : 10m x 5m, 1.50 m deep, mosaic glass tiling, chlorine treatment, winter and summer cover, technical room in stone tower, large stone beaches.

Boiler room : 16.00 m², cement floor, stone walls. Hargassner shredded wood boiler with worm screw feeding system and programming.

Wood silo : 25.00 m², automatic feeding system

Stone covered outbuilding : 14.00 m², water supply

Outbuilding with 2 horse boxes : 17.00 m²

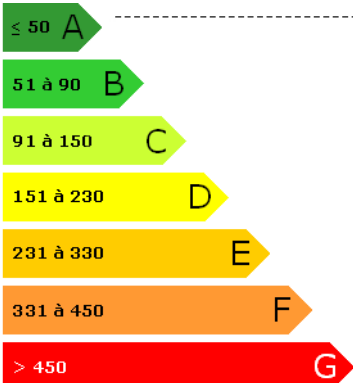
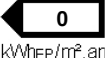
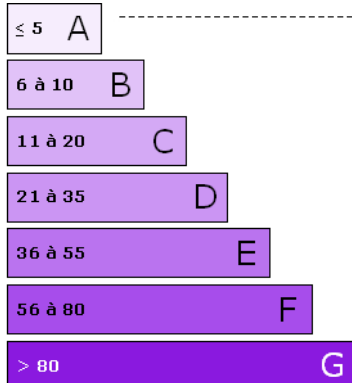
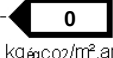
Pigeonnier dovecote tower

Well

Vegetable plot

Orchard

Superb spacious property with plenty of comfort set in a beautiful location close to all shops and services.

Absence de factures de consommations relevées d'énergies, le Diagnostic de performance énergétique ne peut pas être classé dans son étiquette logement économe ainsi que dans son étiquette d'émission de GES.			
Consommations énergétiques (en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement		Émissions de gaz à effet de serre (GES) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement	
Consommation conventionnelle : Pas de données		Estimation des émissions : Pas de données	
Logement économe  Logement économe	Logement  Logement	Faible émission de GES  Forte émission de GES	Logement  Logement

