



REAL ESTATE  
PRESTIGE & CHARACTER



- 📞 Ref : **9483CHG**
- 📞 Price : **1 264 000 €**
- 📞 Location : **Lot / Bouriane**



In a quiet village between Sarlat and Gourdon, 17th century manor house with two gîtes and a luxury annex serving as a guest room. Two swimming pools, one of which is heated, on a beautiful landscaped garden of 2.5 ha with large trees, stream and well.





Maisons & Chateaux - 12 Place Alain de Solminihac - 46000 CAHORS - Tel +33 (0)5 65 35 63 32  
contact@maisonsetchateaux.com - www.maisons-et-chateaux.com - www.maisonsdusud.com - www.maisons-du-lot.com

Ref : 9483CHG

Location

Living space : **492 m<sup>2</sup>**

Total potential : **543 m<sup>2</sup>**

Land surface : **2,5 Ha**

Dependences : **yes**

Pool : **yes**

Advantages :

**Well maintained property in very good condition**

**Large wooded garden with two swimming pools**



Department : **Lot**

Region : **Bouriane**

Price : **1 264 000 €**

Fees to be paid by the vendor

## Full description

At the end of a quiet village between Gourdon and Sarlat, 10 minutes from shops and commodities, beautiful 17th century manor house with dovecote, two gites and an annex serving as a luxury guest room. The manor house, built on a cellar on the ground floor, offers five bedrooms and a large dining room communicating with the kitchen. The two gites each have an independent entrance and parking. The first one has two bedrooms and a bathroom with WC and Italian shower. The second has three en-suite bedrooms, one of which is on the ground floor, with an Italian shower and WC. The annex, converted into a luxury guest room, includes a bedroom with dressing room and separate toilet, a bathroom with Italian shower and separate toilet and a room designed for relaxation with a five-seater jacuzzi and sauna offering a view on the wooded garden through the picture window. The whole is set on a pretty landscaped garden of 2.5 ha with large trees and some fruit trees: fig tree, mulberry tree... a stream and a well. The property has two tiled swimming pools, one 12\*6, the other 9\*6 and heated, an unenclosed covered garage for 3 cars and a garden shed.

### MAIN HOUSE

Cellar on the ground floor

Room converted into a bedroom: 34 sqm

Tiles flooring, access to the first floor by inside stairs

Shower room with WC: 6.45 sqm

Tile flooring, VMC

Cellar: 58 sqm

Concrete floor, 2 doors giving access to the garden

Boiler room: 6.90 sqm

Concrete floor, Viessman oil-fired boiler



Maisons & Chateaux - 12 Place Alain de Solminihac - 46000 CAHORS - Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com - www.maisons-et-chateaux.com - www.maisonsdusud.com - www.maisons-du-lot.com

Fuel tank part: 4.30 sqm

Concrete floor

1st Floor

Entrance: 7.34 sqm

Tiled floor, staircase leading to 2nd floor

Dining room: 48.30 sqm

Floating oak parquet flooring, Fireplace with Godin wood stove, Access to the terrace oriented East by French window, Windows on three different sides, Door giving access to the kitchen, Door giving access to the office

Office: 12.70 sqm

Honeycomb tiled floor, French window giving access to a terrace facing East

Kitchen: 18.70 sqm

Tiled floor, Old stone sink, Cupboard, Door giving access to the dining room

Corridor: 5.60 sqm

Tiles, cupboard, Door opening on to the stairs leading to the cellar on the ground floor

Living room: 30 sqm

Tiles, Open fireplace, Windows on two different sides

Bathroom: 5 sqm

Tile flooring, VMC

Separate WC: 1.60 sqm

Tile flooring, VMC, Window

2nd Floor

Landing: 5.65 sqm

Room 1: 9.36 sqm

Wooden floor, Cupboard, Skylight window

Bedroom 2: 9 sqm

Wooden floor, Cupboard, Skylight window

Corridor: 12.97 sqm



Wooden floor, Cupboards

Room 3: 10.30 sqm

Wooden floor, Cupboard, Skylight window

Room 4: 20 sqm

Wooden floor, Skylight windows on two sides, Cupboard, Exposed beams

Room 5: 13 sqm

Wooden floor, In the pigeon loft

Shower room with WC: sqm

Wooden floor, VMC

Tiled swimming pool 12\*6

Lean-to: 15.24 sqm

#### GÎTE 1

Ground floor

Kitchen / Living room: 28 sqm

Tiled floor, Two storage heaters, Gas stove

Shower room with WC: 6.36 sqm

Tiled floor, Italian shower

1st Floor

Landing: 2 sqm

Room 1: 14.33 sqm

Electric radiator

Bedroom 2: 9 sqm

Cupboard, Electric radiator

Separate WC: 1.70 sqm

#### GÎTE 2



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 : <b>89,00</b> kWh <sub>EP</sub> /m <sup>2</sup> .an		Estimation des émissions : <b>26,00</b> kg éqCO <sub>2</sub> /m <sup>2</sup> .an	
<p><b>Logement économe</b></p> <p>≤ 50 <b>A</b></p> <p>51 à 90 <b>B</b></p> <p>91 à 150 <b>C</b></p> <p>151 à 230 <b>D</b></p> <p>231 à 330 <b>E</b></p> <p>331 à 450 <b>F</b></p> <p>&gt; 450 <b>G</b></p> <p><b>Logement énergivore</b></p>	<p>Logement</p> <p><b>89</b> kWh<sub>EP</sub>/m<sup>2</sup>.an</p>	<p><b>Faible émission de GES</b></p> <p>≤ 5 <b>A</b></p> <p>6 à 10 <b>B</b></p> <p>11 à 20 <b>C</b></p> <p>21 à 35 <b>D</b></p> <p>36 à 55 <b>E</b></p> <p>56 à 80 <b>F</b></p> <p>&gt; 80 <b>G</b></p> <p><b>Forte émission de GES</b></p>	<p>Logement</p> <p><b>26</b> kg éqCO<sub>2</sub>/m<sup>2</sup>.an</p>

