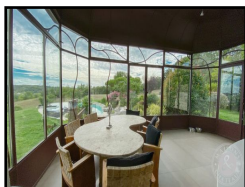




REAL ESTATE
PRESTIGE & CHARACTER




- Ref : 9822CHG
- Price : 2 580 000 €
- Location : Lot / Vallée du Lot



Beautiful domain, former vineyard, posed in front of an exceptional panorama. Large house of 453 m² and its remarkable outbuildings, a guest house restored with taste, beautiful equestrian installations for horse riding passionates, the whole on 25 ha.





Ref : 9822CHG	Location
Living space : 735 m² Total potential : 2 485 m² Land surface : 25,7 Ha Dependences : yes Pool : yes Advantages : Position with panoramic view high-end equestrian installations	 Department : Lot Region : Vallée du Lot
Price : 2 580 000 €	

Fees to be paid by the vendor

Full description

Beautiful estate of winegrower origin set in front of a spectacular 180 degree panorama dominating the nature and the first 14 hectares of the property. The stone house of 453 m² offers on the ground floor a large kitchen opened by a large veranda to enjoy the view, a dining room and a living room connected with the large covered terrace, emblematic place of the house. 7 bedrooms including 6 en suite, large vaulted living room on the ground floor, outbuildings including a magnificent vaulted wine storehouse of 130 m² for receptions and a former barn used as garages.

Away from the property, with a direct access, equestrian installations with a large riding arena with boxes, reception area, bar, equipped kitchen, the whole of about 1500 m² on the ground. Above, a dwelling of about 150 m², near the riding school a walker and a quarry of about 1300 m² surrounded by meadows and woods. A comfortable perched hut with a bedroom en suite to stay in contact with nature.

A part of the land is classified as a building zone dedicated to tourist activities and would allow the establishment of light leisure dwellings according to the projects.

Close to the property but independent, a guest house with its private swimming pool, the whole entirely restored,

A land of 11 hectares partly constructible with equestrian vocation.

A unique property in a position with a breathtaking panoramic view. Charming, 25 hectares of land in total and high quality equestrian facilities.

THE MAISON DE MAITRE

On the ground floor,



Arched entrance, 18.61 m².

Beautiful glass door in wrought iron

Stone vault, barrel vault, travertine floor

Cloakroom space, 4.49 m²,

Sink, cupboards

Independent toilet 1.89 m

Hanging toilet, a window

Office or bedroom 1, 18.47 m², a window

A marble fireplace, travertine floor, 2 windows on 2 sides

Bedroom 2 en suite, 34.49 m², two windows

two windows, solid parquet floor

Bathroom with Italian shower, furniture with stone basin, suspended toilet

Kitchen with veranda, 43.62 m

Fully equipped and furnished, the kitchen opens onto a dining room in the veranda, accessible from the courtyard, open on the panorama.

2 old cupboards with walnut doors,

Office, 7.20 m

a window above a beautiful stone sink, cupboards,

Dining room, 40.00 m², 3 windows and a glass door

3 windows and a glass door that gives access to the large terrace,
wood stove, old tiled floor

Large covered terrace, 100 m².

The masterpiece of the house to enjoy the view, sheltered, in any season, the terrace is accessible from the dining room and the large living room by glass doors and from the garden by a large stone staircase next to the pool.

Large living room, 44.37

Large bay opening onto the large covered terrace to enjoy the panoramic view,
monumental stone fireplace, travertine floor,

Above in mezzanine,

Office space, 21.71 m

Plateau 47.71 m²

Space for bedroom 3 or library lounge



Bathroom, 07.02 m², Bathtub, washbasin
Bathtub, washbasin furniture, suspended toilet, VMC

Bedroom 4 with shower room, 13 m² under slopes
under sloping ceilings, exposed framework 27 m² on the ground, sisal floor
Shower room, with shower, toilets, piece of furniture basin

On garden floor R-1 :

Billiard room, 61.43 m².
Large vaulted room with cross vaulted ceiling
a glass door on terrace

Bedroom 5 en suite 21.12 m² with
a glass door on terrace with view
Entrance hall 3.65 m
Shower room 4.75 m² with
washbasin on cupboard, shower, WC, tiled floor, a window

Bedroom 6 en suite, 21.06 m², with
a glazed door on terrace side view
Shower room 8.43 m², shower, WC
shower, WC

Bedroom 7 en suite 20.58 m², a window
A glass door on the terrace with view
Entrance hall, 3.64 m², bathroom
Bathroom 8.43 m², 1 window
1 window, 2 basins furniture, shower,
independent WC

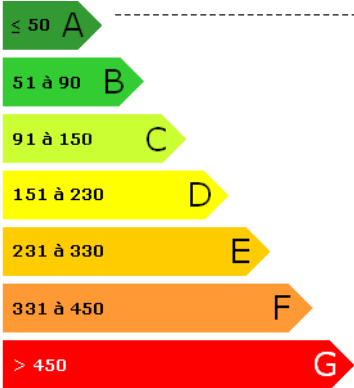



Laundry, sanitary 28 m
Sanitary space with shower, Wc, a glass door towards garden side swimming pool
Laundry room with washing machine and dryer connections
laundry with large cupboards,

A vaulted cellar to create a space hammam, jacuzzi

Cellar, 80 m², with



**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 énergivore	Logement  kWhEP/m².an	Faible émission de GES  Forte émission de GES	Logement  kg éqCO2/m².an

