



## Manoir in Midi-Pyrenees,

46800, Lot, Occitanie

€546,000

Ref: 114011

\* Available \* 1 Bed \* 1 Bath

Magnificent property comprising a beautifully restored 19th century house with 5 bedrooms, situated high up and offering unobstructed views of the countryside. The property also benefits from large traditional outbuildings, a swimming pool and an old maisonette (to be restored). A lovely set that could make a very comfortable main or secondary home.

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**French Entrée** 

## Property Description

### Main house:

A tiled entrance with original staircase leading to the first floor 9m<sup>2</sup>

A living room with parquet floor, fireplace and wood stove of 16m<sup>2</sup>

An equipped kitchen of 22m<sup>2</sup>

A cloakroom / laundry room of 6m<sup>2</sup> with sink, shower and toilet, direct access to the covered terrace

### First floor:

A landing with parquet floor of 9m<sup>2</sup>

A bedroom with parquet floor of 16m<sup>2</sup> with en-suite bathroom

An attic bathroom with bath and toilet of 7m<sup>2</sup>

A room of 12m<sup>2</sup> with French window opening onto a small terrace

A bedroom with parquet floor of 16m<sup>2</sup>

A shower room with toilet of 4.5m<sup>2</sup>

### Second floor:

Landing of 3m<sup>2</sup>

A bathroom with bath and toilet of 7m<sup>2</sup>

A bedroom with parquet floor and exposed beams of 28m<sup>2</sup>

A lingerie with the boiler of 4.5m<sup>2</sup>

### The maisonette:

Dating from the 18th century, to be fully restored.

A living room used as 3 rooms of 72m<sup>2</sup>

An old kitchen of 25m<sup>2</sup>

Several cellars: 9m<sup>2</sup>, 9m<sup>2</sup>, 35m<sup>2</sup>, 20m<sup>2</sup>

An open independent shelter of 27.5m<sup>2</sup> The main house is equipped with gas central heating the maisonette is equipped with water and electricity. All-water pit. A stone barn to restore of 240m<sup>2</sup>

A stone barn with covered terrace of 97.5m<sup>2</sup>

A salt pool with large beach (12x6m) liner to change. The main house is in perfect condition, the small house and one of the 2 barns is to be restored.

"Information on the risks likely to be exposed to this property is available on the Georisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)" Wooded and landscaped land of 3170m<sup>2</sup> with 2 wells and an unobstructed view of the countryside.



