



Manor house

PINEL HAUTERIVE (47)

660 000 €\*

\* Agency fees to be paid by the seller



240 m<sup>2</sup>



6 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

PINEL HAUTERIVE - Exclusively, in the town of Pinel Hauterive, 3 km from all shops and all amenities.

Built on a wooded and landscaped park of more than 20,000 m<sup>2</sup>, superb property comprising a stone mansion and numerous outbuildings.

The main house, of about 240 m<sup>2</sup> of living space on two levels, offers you a beautiful entrance hall which serves on one side, a large living / dining room and, on the other side, an office and a large kitchen. , a storeroom and a WC.

Upstairs, four bedrooms, a dressing room, a bathroom, a shower room and a separate WC.

Also, a basement with a large cellar of 46 m<sup>2</sup>.

Outside, a 90 m<sup>2</sup> outbuilding, a 14 m<sup>2</sup> summer lounge, 11\*5 swimming pool, poolhouse, two terraces, one of which is covered, 120 m<sup>2</sup> and several parking spaces.

Perfectly maintained, the house has many assets: southern exposure, automatic entrance gate, alarm, videophone, barbecue, PVC and aluminum double glazing, connected to mains drainage, reasonable property taxes, no opposite or nuisance sound.

The property has land with access to the Lot river, for fishing lovers.

Let yourself be seduced by the beauty of this property, contact me to visit it. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Michela ARRAGON**

**VILLENEUVE-SUR-LOT  
(47300)**

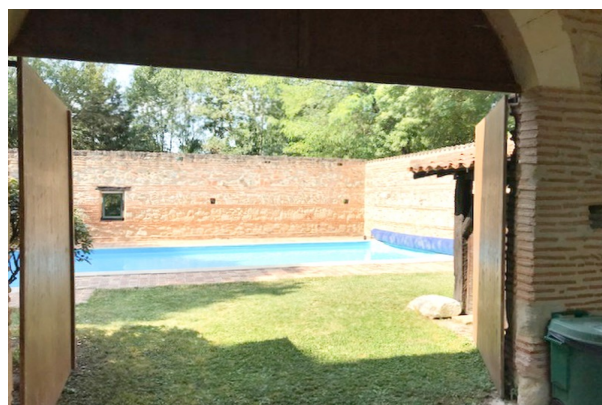
Agent

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 841531

Property type ..... Manor house

Year of construction ..... 1880

Exposure ..... South

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 240 m²

Living room surface ..... 46 m²

Land surface ..... 21912 m²

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 5

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 224

GES ..... 68

### APPENDIX

Parking ..... extérieur

Parking space ..... 10

Garage ..... 1

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée

Swimming-pool ..... Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle