



Manor house

VILLENEUVE SUR LOT (47)

583 000 €\*  
€

\* Agency fees to be paid by the seller



250 m<sup>2</sup>



9 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Exclusive: Mansion from 1860 in the heart of the town with park and swimming pool.

Discover this elegant mansion, located in the city center of Villeneuve-sur-Lot, a stone's throw from the shops.

This property combines old-world charm and modern amenities such as central heating with geothermal heat pump. Surface area of approximately 250 m<sup>2</sup>, it is composed of: kitchen, dining room, living room with period fireplace and Renaissance style, 4 bedrooms including 2 master suites (one on the ground floor), office, 2 bathrooms, bathroom, 3 toilets, laundry room and double garage.

Enclosed land of 3,881 m<sup>2</sup> with swimming pool (11\*6m with heat pump) and electric gate.

Two wells on the property.

Listed as a remarkable heritage site, this mansion is much more than a simple residence. It is an invitation to live an elegant and refined life, in the heart of the history and charm of Villeneuve-sur-Lot. Don't miss this exceptional opportunity!

- Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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!



**Stéphane RIGAL**

**MONSEGUR (47150)**

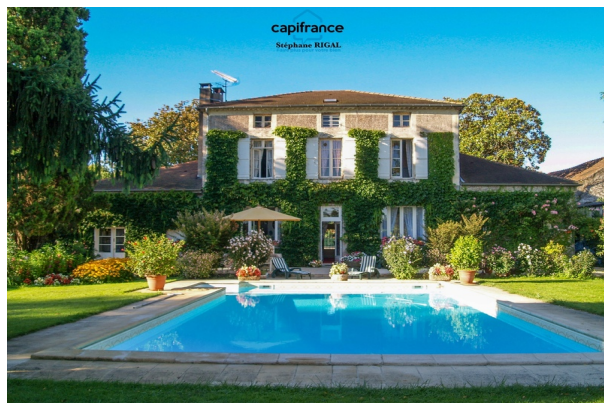
Agent

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 847268

Property type ..... Manor house

Year of construction ..... 1860

View ..... Vue sur Jardin, sur Piscine

### SURFACES

Living space ..... 250 m²

Living room surface ..... 37 m²

Land surface ..... 3681 m²

### COMPOSITION

Number of rooms ..... 9

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 3

Washrooms ..... 2

Terrace ..... 1

### DPE/GES

DPE ..... 196

GES ..... 6

### APPENDIX

Parking ..... extérieur

Parking space ..... 4

Garage ..... 2

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Heater ..... géothermie

Kitchen ..... équipée

Swimming-pool ..... Yes



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