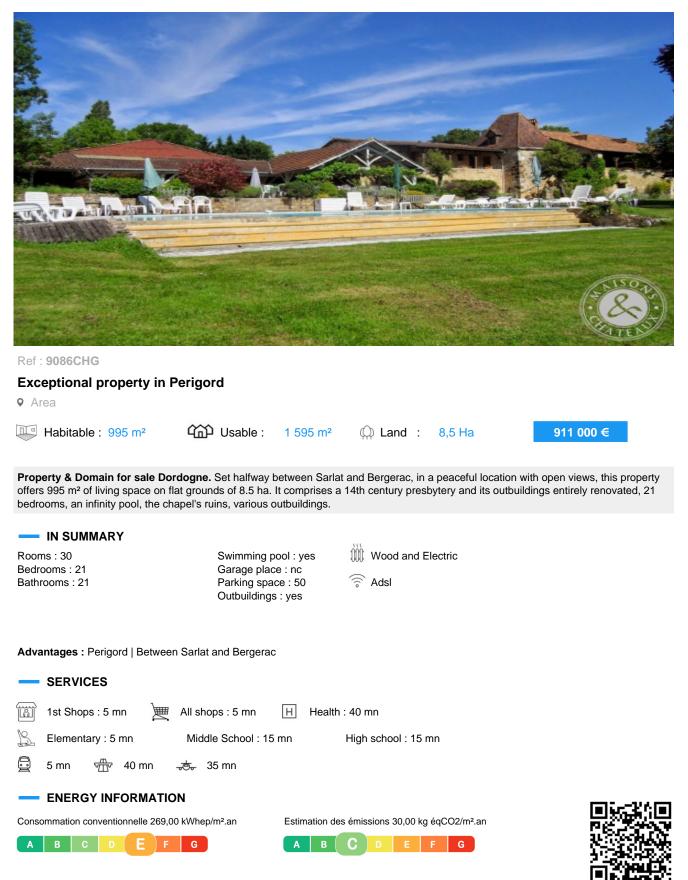
MAISONNS&CHATEAUX



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MAISONSELLER DE PRESTIGE & DE CARACTERE

DESCRIPTION

Set close to 7 of France's most beautiful villages, charming and romantic estate. Ideal spot for tourists who wish to discover the regions castle's, gardens, water sports, walking trails and its famous geologic and prehistoric sites.

The Presbytery greets the visitor, a beautiful character residence from the 14th century,

via a covered terrace of 30 m² with open views.

On the first floor:

Large lounge of 70 m² with kitchen. Impressive original fireplace.

Bedroom 1 : 28m² with a fireplace and access to the terrace.

Bedroom 2 : 15m²

Bedroom 3 : 12m²

Bathroom with bath, shower and wc: 12m²

On the ground level:

2 independent studios of 40 et 48m², one with a meeting room . Plenty of architectural features. Adjoined, a square tower used as a room : $22m^2$ with its own bathroom and wc: $6m^2$

The West wing of the presbytery is accessed via another covered terrace with 180° views, 4 further bedrooms of 14 m² each with bathroom, toilet and reversible air-conditioning.

Entrance hall : 28m²

Office : 27m²

Room : 25m²

Large dining room: 90m² with open hearth fireplace in the center of the room.

Terrace of 320m² of which 250m² are covered with old fashioned materials, preserving the property's style and respecting its original features. Kitchen and scullery of 130 m². Storage room : 30m² with its lean-to: 20m²

Wine cellar : 15m²

Laundry room: 40m²

West wing of the property, old renovated barn:

8 bedrooms on ground level of 22m² each with private bathrooms: 6m² and small shady terraces.

1 bedroom of 20m² + a mezzanine of 10m², bathroom and independent wc: 8m²

At the rear of the property 2 extra bedrooms of 17m² each with bathrooms.

Garage: 29m²

Workshop: 30m²

Attic above the workshop: 300m²

Butagaz tank for heating boiler for the bedrooms.

Drainage up to standards.

Tiled infinity pool 12m by 6m, open views on the countryside and the chapels ruins. Possibility of buying 10 additional hectares.

Beautiful estate in good condition set in a location at the heart of all touristic sites, ideal for a large family, bed and breakfast activity, weddings and seminars...



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