



Ref : 9121CTM

Property from the 18th century with mansion and large outbuildings on 12 ha

Area



Habitable : 793 m²



Usable : 1 330 m²



Land : 12 Ha

1 383 000 €

Chateau for sale Lot et Garonne. Beautiful character property of 793m² on 12 Ha of meadows and woods. Outbuildings of 540m², of which 496m² are connected to main drainage and ready for development. Situation 10mns from shops and services. Heated pool.

IN SUMMARY

Rooms : 19
Bedrooms : 10
Bathrooms : 6

Swimming pool : yes
Garage place : nc
Parking space : nc
Outbuildings : yes



Heat pump



Adsl

Advantages : Beautiful house | Authenticity

SERVICES



1st Shops : 10 mn



All shops : 15 mn



Health : 20 mn



Elementary : 10 mn

Middle School : 20 mn

High school : 20 mn

ENERGY INFORMATION

Consommation conventionnelle 182,00 kWh/m².an

A B C **D** E F G

Estimation des émissions 50,00 kg éqCO₂/m².an

A B C **D** E F G



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— DESCRIPTION

This area from the 18th and 19th centuries has kept its character and presence, the outbuildings and the house form a U-shaped courtyard.

Large volumes of living space on two levels, eleven fireplaces, two of which are operational, and beautiful old floors.

Right wing

25m² entrance hall, staircase.

Kitchen 24m²

Dining room with fireplace 36m²

Pink "piano" lounge 36m²

Green room 24m², closet.

Yellow room with fireplace 22m²

Bathroom 8m²

WC 1m²

Library lounge 43m²

Blue Room 46m² with wall-through fireplace.

Laundry room 25m² with mezzanine and small bathroom

Entrance 37m² , WC with hand wash, staircase

Entrance hall 22m²

Study 22m²

Room 23m²

Right wing floor

Landing 25m²

25m² room with fireplace.

28m² room with fireplace

Bedroom with bathroom and WC 24m²

Corridor 17m² with wardrobe

Access to the attic

Corridor 9m²

Shower room and toilet

Bathroom 25m², fireplace

37m² room with fireplace

26m² room with fireplace, cupboards

Bedroom with bathroom and WC 30m²

Bedroom 28m²

Children bedroom 12m²

Large room to be decorated 113m²

89m² attic space suitable for conversion, 3 windows overlooking pool.

Left wing

Boiler plant room 32m²

104m² garage and workshop. Tower 4m²

Garage for tractor 37m²

Room 44m²

132m² attic suitable for conversion. Tower 4m²

Large room 97m², conversion to be finished.

Wood storeroom, fuel tank 34m²

The land is landscaped, including a 5 Ha park with trees, a large bridle path, and the rest in woods and meadows.

Heating by new heat pump, and fuel.

A new generator of 20KWA.

A water softener and a rain water collector of 6000 L.

A well for three horse boxes, and a ring school.

Property connected to main drainage.

13x6 m heated and regulated pool with integrated Jacuzzi.

Electric gate with intercom and remote control.

The whole building has been given a facelift.

Roof partly new and partly under 10 year guarantee or revised.

Attic insulated with glass wool.

Are you interested ?



Marie

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