# MAISONS & CHATEAUX



Ref: 9198CHG

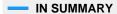
## Former Chapel of a feudal castle converted in an atypical house

Habitable: 160 m<sup>2</sup>

**公** Usable:

 Land : 2 866 m<sup>2</sup> 995 000 €

Chateau for sale Dordogne. Former Chapel of a feudal castle converted in an atypical house, the listed donjon stands proudly above the village it dominates, surrounding walls and a large room still remains today. A place full of solemnity and serenity, ideal for receptions, exhibitions, concerts, cultural events, 15 mn from the airport and 5 mn from all amenities. Dwelling in the former chappel: Court floor: Living room 50m², reachable by the garden, this room has been converted in the chapel offers 6.20m of height. Wood stove, cupboard, staircase Kitchen corner fitted and equipped: 9m², induction plates, oven, dish washer, American refrigerator, micro wave oven Wc: 2m² Bedroom 1 en suite: 14m², French door and balcony Dressing: 4m² Bathroom: 5m², 1 basin, bath tub Staircase to the lounge library



Rooms: 3 Bedrooms: 3 Bathrooms: 2 Swimming pool: no Garage place : nc Parking space : nc Outbuildings: yes

Wood and Electric

Adsl

Advantages: Former Chapel of a feudal castle | Fine chappel conversion

### **SERVICES**

1st Shops: 5 mn

All shops: 5 mn

Health: 20 mn

Elementary: 5 mn

Middle School: 5 mn High school: 15 mn

15 mn

A B C

√m 40 mn

್ಕ್ 15 mn

## **ENERGY INFORMATION**

Consommation conventionnelle 304,00 kWhep/m².an

Estimation des émissions 5,00 kg éqCO2/m².an





**Maisons & Chateaux** 12 pl. A. de Solminihac - 46000 CAHORS Tel +33 (0)5 65 35 63 32 contact@maisonsetchateaux.com





#### DESCRIPTION

Street floor : R1 Lounge library : 19m²

Stone fire place with wood stove, bookcase

Cupboards in the entrance

Level R+1

Mezzanine above the living room in the chapel

Office: 8m²

Landing leading to bedroom 2 closed by a glassed door, under staircase fitted wardrobe

Bedroom 2: 8.80m<sup>2</sup>

Shower room: 3.75m&, shower, basin, wc

R+2

Bedroom 3: 8m2, basin

Garage for 1 vehicle: 22.50m<sup>2</sup>

Guard room: 50m<sup>2</sup> Enclosed land of 2 866m<sup>2</sup>

The restored donjon of 30m height, one of the ancient medieval defense tower of the area, the walls of the former castle, the reception hall and the chapel forms a combination enclosed by a garden.

Historic place set in a village entirely enclose and private, with an original dwelling converted with a lot of good state and charm in the former chapel gives a special interest to the place for a person wishing to live in environment conducive to art, culture and history.









