



Ref : 9322CHG

### Château excellent condition, heated swimming pool, outbuilding, park

Area



Habitable : 365 m<sup>2</sup>



Usable : 311 m<sup>2</sup>



Land : 4 861 m<sup>2</sup>

894 000 €

**Chateau for sale Lot.** Completely restored 17th century Château with modern comfort, 8 Bedrooms, outbuildings, garages for 6 cars, Bred oven, heated swimming pool 6x16m, terraces, exceptional park. Nicely set at the border to a small village, quiet with views over the preserved nature of de regional national Park des Causses du Quercy. Shop at walking distance and all amenities at about 20mn.

#### IN SUMMARY

Rooms : 18  
Bedrooms : 8  
Bathrooms : 5

Swimming pool : yes  
Garage place : 4  
Parking space : nc  
Outbuildings : yes



Wood



Adsl

**Advantages :** Excellent condition | Château with all modern comfort

#### SERVICES



1st Shops : Nearby



All shops : 20 mn



Health : 20 mn



Elementary : Nearby

Middle School : 20 mn

High school : 20 mn



20 mn



20 mn



60 mn

#### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m<sup>2</sup>.an  
Pas de données

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Estimation des émissions 0,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an  
Pas de données

A B C D E F G



#### Maisons & Chateaux

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

## — DESCRIPTION

Entrance from the patio 9 m<sup>2</sup>

Living room : 41 m<sup>2</sup>, French window leading to terrace and garden, open fire place, woodwork

Dining room : 37 m<sup>2</sup>, 2 French windows

Winter living room : 26 m<sup>2</sup>, large panoramic window with views to the garden, stone open fireplace with double foyer, French windows  
Toilet with hand wash

Kitchen : 28 m<sup>2</sup> fully equipped, French window leading to patio and garden

First floor access by stone stairs in the tower:

Bedroom 1 en Suite : 17,5 m<sup>2</sup>, wooden floors, shower room, shower, wash basin, toilet, porcelain tiles

Bedroom 2 : 18,5 m<sup>2</sup>, walnut wooden floors

Bedroom 3 en Suite : 19,5 m<sup>2</sup>, wooden floors, shower room with shower, wash basin, toilet, porcelain tiles, dressing 4 m<sup>2</sup>

Landing 8,5 m<sup>2</sup> walnut wooden floors, wardrobe

Toilet with hand wash

Master suite :

Bedroom 4 ou study : 18,22 m<sup>2</sup> walnut wooden floors

Shower room: 4 m<sup>2</sup>, shower, wash basin, toilet, porcelain tiles

Bedroom 5 : 24 m<sup>2</sup>, walnut wooden floors

Dressing

Bathroom : 10 m<sup>2</sup>, bathtub, shower, wash basin, toilet, porcelain tiles

Second floor :

Bedroom 6 : 10 m<sup>2</sup>, wooden floors

Shower room : 7,5 m<sup>2</sup>, shower, wash basin, toilet

Third floor :

Laundry : 5 m<sup>2</sup>, sink

Bedroom 7 : 27 m<sup>2</sup> with mezzanine

Dressing : 23 m<sup>2</sup>

Bedroom 8 : 20,5 m²

Home Cinema : 17,6 m²

The property was completely renovated : the entire roof, insulation, sanitary systems, electricity etc..

Double glazing

Double insulation between each floor

Heating by radiators in every room, connected to the main heating system in the village

Electric Entrance gate

Outbuilding in the inner court yard:

Completely renovated with new roof, insulation on the walls, double glazing, heated by radiators

Courtyard level :

Garage 1 and workshop : 49 m²

Garage 2 : 40 m²

Garage 3 : 31 m²

Utility room : 11 m²

Second floor : attic with double glazed windows, high ceilings, could be converted

Bread oven

Patio

Inner courtyard

Alarm

Heated swimming pool 16x6 m, filter ultraviolet, heating pump, concrete, electric cover, exterior shower

Automatic watering system for the garden

Rain water cistern 100 liters cube with pump

Drainage system connected to the village main drainage system

Beautiful park

Terrace with views over the preserved landscape of the parc national des Causses du Quercy

Are you interested ?



Marie

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