



Ref : 9408PJP

## Chateau, hotel-restaurant 3 stars for sale in Tarn and Garonne

Area



Habitable : 837 m<sup>2</sup>



Usable : 1 539 m<sup>2</sup>



Land : 3,2 Ha

1 650 000 €

**Chateau for sale Tarn et Garonne.** Magnificent chateau used as a hotel-restaurant and its outbuildings for a total of 1227 m<sup>2</sup>. 26 bedrooms, 3 cottages, a restaurant, a professional kitchen, a wine bar, on 4ha of land with swimming pool and organic vegetable garden whose products are used by the chef of the gourmet restaurant. The building, former master's house dating back from the 17th century in a U shape gives way to a magnificent pebble courtyard, where you can discover a fountain.

### IN SUMMARY

Rooms :  
Bedrooms : 26  
Bathrooms : 26

Swimming pool : yes  
Garage place : nc  
Parking space : 25  
Outbuildings : yes



Wood and Electric



Adsl

**Advantages :** Countryside | Commercial activity

### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 25 mn



25 mn



25 mn



25 mn



60 mn

### ENERGY INFORMATION

Consommation conventionnelle 174,00 kWh/m<sup>2</sup>.an

Estimation des émissions 5,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## — DESCRIPTION

On the ground floor:

Entrance: 32,70 m<sup>2</sup>

Reception office : 15,66 m<sup>2</sup>

Bar: 34,33 m<sup>2</sup>

Library: 26,86 m<sup>2</sup>

Toilets: 7,20 m<sup>2</sup>

Corridor: 3,84 m<sup>2</sup>

Bedroom 1: 28,80 m<sup>2</sup>, shower room, with disable people standards, double glazing, wood frame

Bedroom 2: 23 m<sup>2</sup>, bathroom, double glazing, wood frame

Restaurant: 63,60 m<sup>2</sup> can accommodate up to 40 people, air-conditioned

Kitchen: 42,40 m<sup>2</sup>, professional, equipped to the required standards, air-conditioned

Back kitchen: 40,60 m<sup>2</sup>

Lingerie: 50 m<sup>2</sup>

Cellar: 15 m<sup>2</sup>

Studio: 30 m<sup>2</sup>, double glazing, wood frame

Cottage 1: 2 rooms: 50 m<sup>2</sup> duplex, double glazing, w wood frame

Cottage 2: 3 rooms: 90 m<sup>2</sup>, duplex, double glazing, wood frame

Office: 70 sqm old apartment transformed into office

On the first floor:

11 "superior" bedrooms ,comprising 9 "classic" and 2 "single standard".

Bedroom 101: 15,78 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 102: 15,78 m<sup>2</sup>, bathroom, double glazing, woodwork

Bedroom 103: 37, 20 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 104: 33,25 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 106: 33,25 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 108: 37,20 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 109: 20, 70 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 110: 15,75 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 111: 36, 00 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 113: 20, 00 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 114: 16,66 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 301: 29,93 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 303: 29, 93 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Bedroom 305: 18,85 m<sup>2</sup>, bathroom, double glazing, woodwork, air conditioning

Private area: 30 m<sup>2</sup>, double glazing, woodwork, air conditioning

On the second floor:

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Bedroom 202: 13,80 m², bathroom, double glazing, woodwork  
Bedroom 203: 13,80 m², bathroom, double glazing, woodwork  
Bedroom 204: 34,56 m², bathroom, double glazing, woodwork  
Bedroom 210: 34, 56 m², bathroom, double glazing, woodwork  
Bedroom 212: 29.92 m², bathroom, double glazing, woodwork  
Bedroom 214: 37,00 m², bathroom, double glazing, woodwork  
Bedroom 216: 17, 10 m², bathroom, double glazing woodwork  
Private area: 30 m², double glazing woodwork

Outbuildings :

Wine bar: 260 m² which can accommodate up to 100 people, its terrace can accommodate 20 to 30 people.

Swimming pool: 12 x 6 with chlorine

Pool toilet: 6 m²

Pool house: 6 m²

**Are you interested ?**



**Marie**

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