



Ref : 9863CHG

## Chateau with exceptional panoramic view for sale LOT

Area Secteur LOUBRESSAC



Habitable : 714 m<sup>2</sup>



Usable : 1 264 m<sup>2</sup>



Land : 7 295 m<sup>2</sup>

1 580 000 €

**Chateau for sale Lot.** Unique, set at the top of one of the most beautiful villages in France, this remarkable castle was built in the 14th century overhanging the rock and enjoys an exceptional panoramic view of the valley. It is composed of different buildings built over time and its outbuildings, keeper's house, barn, stables, garage. A high fortified gate gives access to the beautiful inner courtyard and its garden with swimming pool.

### IN SUMMARY

Rooms : 20  
Bedrooms : 7  
Bathrooms : 8

Swimming pool : yes  
Garage place : 2  
Parking space : nc  
Outbuildings : yes



Fuel



Well



Adsl

Fiber

**Advantages :** Exceptional panorama | One of the most beautiful castles of the Lot

### SERVICES



1st Shops : 2 mn



All shops : 10 mn



Health : 10 mn



Kindergarten : 2 mn

Elementary : 2 mn

Middle School : 10 mn

High school : 10 mn



30 mn



45 mn

### ENERGY INFORMATION

Consommation conventionnelle 272,00 kWhép/m<sup>2</sup>.an

Estimation des émissions 85,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



### Maisons & Chateaux

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## — DESCRIPTION

The main building has beautiful architectural elements, large stone staircase, several monumental fireplaces, beautiful doors, mullioned or geminated windows, floors in Versailles parquet or walnut ladders, beautiful reception rooms, including a large living room of 80 m², Louis XVI living room, library, large dining room, 7 bedrooms, one of which benefits from the large terrace of 80 m² and its breathtaking view over the valley.

A unique place.

### THE CASTLE

Ground floor 352 m²

Entrance hall with large stone staircase 32,05 m².

Wooden entrance door with 2 wings and glass transom,  
stone floor, large stone staircase in gallery on the first floor  
height under ceiling 6.37 m, 2 windows illuminate the staircase hall.

Living room Louis XVI : 36,96 m²

1 marble fireplace, a window on the north side  
Ladder Parquet floor in walnut, cupboard,

Corridor 13,73 m².

Accessible from the Louis XVI lounge, lit by a window  
Ladder parquet floor

Bathroom, 11,79 m

Marble fireplace, French window on gallery side  
bath, sink, bidet

Bedroom 1 : 33.84 m²

Two alcoves, one of 6.85 m², a second one for the bed of the room 03.64 m².  
Ladder parquet floor, 1 window, marble fireplace

Bathroom, 08.90 m

Shower, toilet, a wooden window double glazing, carpeted floor, closet

Library 34,07 m

2 windows on two sides on the North side and on the East side,  
Ladder parquet floor, library fitted out with 2 niches with statues

Toilet 04,23 m

in the old chapel, 1 sink, WC, bidet, a window

Kitchen 28,13 m<sup>2</sup>,

A window with double mullions

Dining room 51,42 m

Large monumental chimney, Ladder parquet floor , on the view side 1 large window with double mullions, an arched window with 3 casements, 2 beautiful frames of doors in chamfered stone

Office 11,50 m<sup>2</sup>

A glazed wooden door giving on to the courtyard, carpeted floor, cupboard

Circulation 09,74 m

serves, kitchen, large living room, storeroom, access to the courtyard,

Large reception room 76,27 m

Large monumental stone fireplace, 2 double mullioned windows with interior wooden shutters,

1 geminated bay with 4 columns with capitals giving on courtyard, a glazed arched door giving on the main courtyard, parquet floor Versailles panneauté

A large vaulted cellar under the main building of about 100 m<sup>2</sup>.

#### 1st Floor East Wing

Gallery landing, 18.20 m<sup>2</sup>

Stone floor, illuminated by 2 wooden windows, a fixed bay, a wooden glazed door to access the covered terrace

Terrace 25,34 m<sup>2</sup>

The terrace is covered with a roof whose beautiful framework is supported on stone corbels with coats of arms and 5 stone columns.

Stone floor, stone staircase leading down to the main courtyard

Circulation 08,98 m<sup>2</sup>

Corridor which serves the toilets and the room 2

Room 2 : 36,08 m<sup>2</sup>

monumental stone fireplace, 1 double mullioned window, interior wooden shutters

Carpeted floor on oak parquet

Toilet 02,94 m<sup>2</sup>

Window in the arrow-and musket-slits

Large suite (room 3) 43,49 m<sup>2</sup>

Marble fireplace with trumeau decorated with 3 mirrors, a large window with double mullions, parquet floor panneauté Versailles. A glass door gives access to the large terrace

Bathroom 08,82 m

bath, shower, washbasin, WC, bidet, a window, parquet floor

Dressing room 04,25 m

Large Terrace 82,00 m

Overlooking the courtyard and open to the valley, it offers an exceptional panoramic view, at the north-east corner a tower, a door in the tower allows access by a stone staircase, to the main courtyard

Attic 95,27 m<sup>2</sup>

WEST wing 469,00 m<sup>2</sup>

Corridor in gallery 27,80 m<sup>2</sup>

bedroom 4 en suite 13,97 m<sup>2</sup>,

with 1 window on courtyard, shower, sink

Bedroom 5 en suite 33,83 m<sup>2</sup>

Two alcoves, one for the children's room 6.60 m<sup>2</sup>, a second for the bed of the room 03.80 m<sup>2</sup>,

1 window, marble fireplace,

Bathroom 06,44 m<sup>2</sup>,

1 window,, 1 mullioned window, bath, washbasin, WC, carpeted floor

bedroom 6 en suite 34.80 m<sup>2</sup>,

Are you interested ?



Marie

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