



Ref : 8968CCV

Renovated strong hold in the remains of a castle

📍 Area **Fregimont**



Habitable : 250 m²



Usable : 0 m²



Land : nc

482 400 €

Chateau for sale Lot et Garonne. Strong house rehabilitated in the vestiges of a castle, offering approximately 250 m² livable. Large reception room, large living room, two bedrooms with bathroom and shower room. Located in a small village, in a dominant position with a breathtaking view on the Masse Valley. All services in the village.

IN SUMMARY

Rooms : 4
Bedrooms : 2
Bathrooms : 2

Swimming pool : no
Garage place : nc
Parking space : nc
Outbuildings : no



Heat pump



Adsl

Advantages : Nice village | Strong hold

SERVICES



1st Shops : 5 mn



All shops : 5 mn



Elementary : 5 mn

ENERGY INFORMATION

Consommation conventionnelle 214,00 kWh/m².an



Estimation des émissions 49,00 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

Facing a fortified Romanesque church of the 12th century this castle offers about 250 m² of living space on two levels.

Recently restored, on the ground floor, a large room has been fitted out for shows or receptions. It can also be converted into an apartment.

On the first floor a spacious apartment is entirely renovated offering a superb view on the valley.

Located in a peaceful little village of the Lot et Garonne, with all the first services.

On the ground floor

Big reception room with fireplace of the XIIIth century 120 m² approximately

Spiral staircase in stone giving to the floor

Large living room 77 m² with fitted out and equipped kitchen, cupboards.

WC and wash-hand basin, laundry in back kitchen.

Corridor of release 4 m² with wall cupboards

Bedroom 1 of 17 m² with wall cupboards

Bathroom, double washbasin, Italian shower, bidet, and independent WC 7 m².

bedroom 2 of 19 m² with wall cupboards

Bathroom 7 m² with independent WC

Floor and all woodwork in solid oak

Floor heating on both levels

Heat pump Air / Water, installed in an annex of 15 m².

Insulation of the attic

Double glazing

Roof in good condition

Main drainage

Are you interested ?



Marie

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