



Ref : 9331PJP

### Former Chateau in Quercy Blanc with dominant view

Area



Habitable : 360 m<sup>2</sup>



Usable : 400 m<sup>2</sup>



Land : 1 Ha

798 000 €

**Chateau for sale Tarn et Garonne.** In Quercy Blanc, reshaped former castle dating back from 1271, restored with a lot of authenticity and that still have period features, in the middle of a 1ha park with dominant view, swimming pool and a donjon from the 17th century. Amenities at 5 mn.

#### IN SUMMARY

Rooms : 11  
Bedrooms : 3  
Bathrooms : 3

Swimming pool : yes  
Garage place : 3  
Parking space : 3  
Outbuildings : yes



Wood and Electric



Adsl

**Advantages :** Countryside not isolated | Nice views

#### SERVICES



1st Shops : 1 mn



All shops : 1 mn



Health : 35 mn



Elementary : 2 mn

Middle School : 15 mn

High school : 35 mn



35 mn



35 mn



35 mn



75 mn

#### ENERGY INFORMATION

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

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

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#### Maisons & Chateaux

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

## DESCRIPTION

This property, ideal for main or second home is situated in a very private and green setting while overlooking a village. The inside of this beautiful house, with spacious volumes was restored tastefully, while respecting the authenticity of the building and keeping the old elements, former doors, mullioned windows, exposed beams, beautiful height under ceiling 3.60 m. The heating system is wood and has electric radiators. Possibility to install an oil or gas boiler, because of the existing hydraulic system. Main drainage system.

Entrance and lounge: 125 m<sup>2</sup> terra-cotta floor, exposed beams and stones with insert fireplace.

Kitchen: 33 m<sup>2</sup> fitted out and equipped: cooker Paul Bocuse, red granite work-top, exposed beams and stones, terra-cotta floor, fireplace, access to the covered terrace with fireplace, ideal to make barbecue.

Dining room: 30 m<sup>2</sup>, terra-cotta floor, exposed beams and stones, access to the covered terrace.

Vaulted corridor : 7 m<sup>2</sup>

Bedroom 1: 29 m<sup>2</sup> exposed beams and stones, access to a private terrace exposed South.

Bathroom: 11 m<sup>2</sup> vaulted, bath, washbasin.

Toilet

Chapel: 15 m<sup>2</sup>, arched room

Library room: 28 m<sup>2</sup>, exposed beams and stones, access to a private terrace on the west side, terra-cotta floor, wooden staircase leading to the first floor

Vaulted Corridor : 7 m<sup>2</sup>

Bedroom 2: 26 m<sup>2</sup>, exposed beams and stones, access to a private terrace on south side.

Bathroom 2: 11 m<sup>2</sup>, vaulted, bath, washbasin

Toilet

First floor:

Bedroom 3: 29 m<sup>2</sup>: exposed beams and stones

Shower-room with shower, washbasin, toilet and cupboards

Big convertible attic

Basement:

Wine cellar

Garages

Laundry

Outside:

Attractive park of 1 hectare enclosed by old ramparts.

Swimming pool 12 X 6m with salt system, warmed by a heat pump, swim against the current mode.

Automatic gate with videophone at the entrance of the property.

This beautiful and exceptional house offers a lot of authenticity, south exposure, quietness, amenities by foot and privacy

Are you interested ?



Marie

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[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)



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