# MAISONS CHATEAUX



Ref : 9535NDC

#### Beautiful 19th century mansion, wedding hall, guest rooms

• Area

Habitable : 280 m <sup>2</sup>	Contraction Usable :	850 m²	( Land : 12,1 Ha	660 000 €

Property & Domain for sale Tarn et Garonne. Beautiful 19th century property restored with great care, old elements of beautiful quality. Master house and guest rooms, total living area 280m<sup>2</sup>. Very nice reception room with a cathedral style ceiling and bar license III, terraces and large parking lot. 3 Large attached barns with a total floor area of 260m<sup>2</sup>, each with its own attic allowing double the surface area for conversion. Nice bakery with bread oven. Garage. Land 12Ha bordered by a stream. Spring, pond, 2 wells and access to a terminal distributing water from the nearby lake for watering at a reduced price.

- IN SUMMARY		
Rooms : 11	Swimming pool : no	Wood
Bedrooms : 6	Garage place : 1	-
Bathrooms : 5	Parking space : 60	💮 Adsl
	Outbuildings : yes	

Advantages : Wedding room and guest rooms | Spring water on a large lot

_	SERVICES					
	1st Shops : 10 mn 🛛 💻 All shops : 18 mn	H Health : 25 mn				
B	Elementary : 10 mn Middle School : 18	8 mn High school : 18 mn				
g	15 mn 👚 15 mn 칠 25 mn 🚽	τ <sub>σ</sub> . 60 mn				
- ENERGY INFORMATION						
	ommation conventionnelle 0,00 kWhep/m².an e données	Estimation des émissions 0,00 kg éqCO2/m².an Pas de données				
Α	B C D E F G	A B C D E F G				



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#### DESCRIPTION

The Reception Hall

Establishment receiving the public (multi-purpose ERP of 5th category, classified as type L for hearing, conference, meetings). Capacity 130 persons.

Bar with licence III and professional beer taps.

Surface of the room 150m<sup>2</sup> including bar 11m<sup>2</sup>, terracotta floor with a beautiful wooden dance area, exposed stone walls and framework, very nice crystal chandelier and other lighting fixtures.

The 28m<sup>2</sup> floor space has been converted into a cloakroom and sanitary facilities (M/F) in accordance with the standards for people with reduced mobility.

Catering area 60m<sup>2</sup> in the process of being fitted out.

Main house

Ground floor

Beautiful entrance hall 16m<sup>2</sup>, large windows, built-in cupboard, terracotta tiles on the floor, original wooden staircase leading to 2 bedrooms upstairs.

Living room 55m<sup>2</sup>, monumental open fireplace, bar area, original terracotta floor tiles, exposed stone walls.

Kitchen 16m<sup>2</sup>, high aspiring and professional cooking piano with 5 gas hotplates and 2 ovens, wooden staircase leading to the private part.

1st Floor

Bedroom 16m<sup>2</sup>.

Duplex apartment 39m<sup>2</sup> on the ground including bathroom 4.50m<sup>2</sup> + mezzanine about 15m<sup>2</sup>, decorative fireplace, parquet floor, possible access to the guest rooms.

Bed and Breakfast

Ground floor, access from the outside

Bedroom 32m<sup>2</sup> with shower room 5m<sup>2</sup>.

Bedroom 33m<sup>2</sup> with bathroom 8m<sup>2</sup>.

Floor

Bedroom 24m<sup>2</sup> with shower room 4.50m<sup>2</sup>.

Bedroom 32m<sup>2</sup> with shower room 5m<sup>2</sup>.

5th bedroom being fitted out.

Possibility to grant some guest rooms to the private part and to fit out other rooms or independent dwelling in the adjoining barn.

The main house, multipurpose room, guest rooms and barns form a single rectangular building with 4 roofs.

Convertible space in the adjoining barns

1st Barn inside the building: catering area to finish/shed 60m<sup>2</sup> + 60m<sup>2</sup> in the attic.

2nd Barn: space occupied by hot water tanks/shed 60m<sup>2</sup> + 70m<sup>2</sup> in the attic.

3rd Barn: former stables 142m<sup>2</sup> and attic 142m<sup>2</sup> with a very high roof frame

4th Barn occupied by the multi-purpose reception hall, sanitary facilities and cloakroom + boiler room/wood storage area 44m<sup>2</sup>. Large shaded terrace with wooden floor and an upper terrace used as a stage.

### MAISONSELLER DE PRESTIGE & DE CARACTERE

Stone outbuilding: bakery of about 20m<sup>2</sup> with the bread oven to renovate and an attached garage.

50cm log heater with Guntamatic 44kw boiler that heats 3000 litres of hot water in 2 buffer tanks ensuring high inertia for the closed circuit of the cast iron radiators. 300 litre mixed domestic hot water tank that can be heated electrically or with the energy from the buffer tanks.

Possibility to heat the reception room with the existing heating system.

The property is bordered by a stream and consists of 6 ha of workable woodland and 6 ha of natural grassland, which has been free of pesticides for several decades.

Possibility to agree to an irrigation mouth of an intermunicipal network fed by water from a lake.

2 wells, a spring and a pond.

Large wrought iron gate.

Driveways and large parking space.

Possibility to re-open a 2nd independent access.

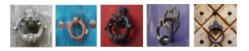
## Are you interested ?



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