



Ref : 9570CHG

### Exclusive, Chateau 19th century for sale, Lot valley

Area



Habitable : 290 m<sup>2</sup>



Usable : 583 m<sup>2</sup>



Land : 2,5 Ha

450 000 €

**Chateau for sale Lot.** Situated in a dominant position in the Lot valley, in a hamlet, small 19th century castle on late 14th century foundations, approx. 290 m<sup>2</sup> of living space, built over 2 stories with large cellars and its 293 m<sup>2</sup> of potentially convertible outbuildings, barn used as garages, workshops and its caretaker's cottage. The property is set in 2.7 ha of parklands, gardens with several terraces with a spring, woods and direct access to the river.

#### IN SUMMARY

Rooms : 13  
Bedrooms : 5  
Bathrooms : 5

Swimming pool : no  
Garage place : 6  
Parking space : 4  
Outbuildings : yes

Fuel  
Adsl

**Advantages :** Small chateau | Nice fixtures

#### SERVICES



1st Shops : 5 mn



All shops : 20 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 20 mn



20 mn



35 mn



90 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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## — DESCRIPTION

The CHATEAU :

Garden level:

Entrance 20 m²,

Cement tiled floor, large staircase, circulation to terrace, a French-window, WC under stairs.

Small living room : 34 m².

Terra cotta tiled floor, fireplace with stone jambs, cupboard in the walls, gypsum plasterwork, plaster bas-reliefs, coffered ceilings.

French-window on east terrace.

Kitchen/dining room : 43.35 m².

Marble fireplace, 4 windows, French door to south terrace, French ceiling

Large living room : 49 m²

Parquet flooring, French-window on south facing terrace, French ceiling,

Bedroom 1: 15.19 m²

a window, wooden floor

Bathroom : 4.69 m²

Clearance : 6.17 m².

mezzanine

Shower room : 2.74 m².

FLOOR 1 :

Landing : 26.02 m²

Bedroom 2: 28.73 m²

wooden floor, fireplace, 2 windows

Shower room : 2 m².

Toilet, Water Heater

Traffic: 11.80 m².

Bedroom 3: 16.03 m²

wooden floor, 1 window, toilet

Bedroom 4: 15.30 m<sup>2</sup>

wooden floor, 1 window, marble fireplace

WC : 0.96 m<sup>2</sup>

washbasin

Shower room : 6.40 m<sup>2</sup>.

Traffic: 10.40 m<sup>2</sup>.

Bathroom : 5.37 m<sup>2</sup>

Bedroom 5: 15.49 m<sup>2</sup>

a single window, fireplace

Attic : 46.50

Underneath

Garage entrance : 12.30 m<sup>2</sup>.

Garage : 32.31 m<sup>2</sup>

Level R-1 :

Cellars, ground floor 190.34 m<sup>2</sup>.

- Former wine cellars: 101 m<sup>2</sup>

- Cellar, garage : 52 m<sup>2</sup>.

-Cellar and boiler room : 37.34 m<sup>2</sup>.

Dependencies :

Former L-shaped barn : 153.56 m<sup>2</sup>

for use in garages and workshops,

Caretaker's house : 49 m<sup>2</sup>

to be restored

Spring water recuperation basin.

Detached and nearby, a plot allows access to the river.

Heating by boiler Fuel oil

tank 2000 L

Connection to mains sewer in October 2020

A lot of charm...for this castle on a human scale.

Are you interested ?



Marie

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