



Ref : 9705CCV

### Small castle with a breathtaking view, Lot et Garonne

Area secteur St Sylvestre



Habitable : 420 m<sup>2</sup>



Usable : 541 m<sup>2</sup>



Land : 2 Ha

639 000 €

**Chateau for sale Lot et Garonne.** Panoramic view for this beautiful and large residence called the Château. Close to a medieval village and all amenities, this south-facing 13th century "Château" offers 400m<sup>2</sup> of living space, high ceilings, several fireplaces and the conservation of period architectural features. Its 6 bedrooms, 2 of which are en suite, its 2 lounges, its large kitchen and its swimming pool make this charming building a magnificent place for family life or for tourist activities. Outbuildings with garage and sheds. A magnificent dovecote sits at the foot of the 2 ha (4.5 acres) of land and completes the property. Well and spring. On a variant of the St Jacques de Compostelle route.

#### IN SUMMARY

Rooms : 10  
Bedrooms : 6  
Bathrooms : 3

Swimming pool : yes  
Garage place : 1  
Parking space : 1  
Outbuildings : yes



Fuel and Electricity



Source  
Well



Adsl

**Advantages :** Panoramic views | Ancient elements

#### SERVICES



1st Shops : 5 mn



All shops : 5 mn



Health : 8 mn



Elementary : 5 mn

Middle School : 5 mn

High school : 10 mn



30 mn



30 mn



30 mn



75 mn

#### ENERGY INFORMATION

Consommation conventionnelle 104,00 kWh/m<sup>2</sup>.an

Estimation des émissions 21,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



**Maisons & Châteaux**

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## DESCRIPTION

### The Castle

Entrance 11.69m²,

Corridor 13.04 m², Living room

Living room Library : 33.50 m², parquet floor, fireplace

Bedroom 1 : 34.65 m², fireplace

Bathroom: 15.14 m², fireplace

Shower room 6.36 m²

Wc 1.40 m

Kitchen 33.46 m², old terracotta tiles, fireplace

Back kitchen 10 m²

Living room 27.54 m², recent floor, fireplace

First floor, terracotta floor

Landing 6.37 m²

Toilet 8.13 m²

Bathroom 10.86 m

Corridor: 34.36 m²,

Bedroom 2: 42.97m² en suite, terracotta floor, fireplace

Shower room 15.36m².

Bedroom 3: 22 m²,

Bedroom 4: 12.47 m² in suite with bedroom 3

Bedroom 5: 24.88m²,

Bedroom 6: 30.06 m²,

### Outbuildings :

Small house including

Boiler room 41.36m²,

Office 26.42m².

### Garage

Ground floor 32.96m² with an upper floor of 18.47m².

Rear garage 13.93m² and 14.48 m² with water point and fireplace

Oil fired central heating and heat pump

2 septic tanks

ADSL

Swimming pool with salt treatment 11x5m glass tiles

Well

Vaulted cellar 40m²

Wooden shed

Gloriette near the pool

Are you interested ?



Marie

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