



Ref : 9779CHG

Restored castle, ideal family or guest house of charm

Figeac



Habitable : 560 m²



Usable : 800 m²



Land : 4 Ha

985 000 €



**Chateau for sale Lot.** Near Figeac, in a natural environment of quality, this XVIIIth base castle and its older tower have been restored by its current owners with the help of an architect. Set back from a hamlet, in a quiet area, it benefits from a dominant position without being exposed. The main dwelling of about 560 m² of living space, offers beautiful services.

### IN SUMMARY

Rooms : 23  
Bedrooms : 11  
Bathrooms : 8

Swimming pool : yes  
Garage place : 2  
Parking space : 6  
Outbuildings : yes



Fuel



Pond



Adsl

**Advantages :** 11 bedrooms | Chateau pleasant to live in

### SERVICES



1st Shops : 3 mn



All shops : 8 mn



Health : 9 mn



Kindergarten : 8 mn

Elementary : 4 mn

Middle School : 8 mn

High school : 8 mn



10 mn



25 mn



55 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m².an  
Pas de données

Estimation des émissions 0,00 kg éqCO2/m².an  
Pas de données

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### Maisons & Chateaux

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## — DESCRIPTION

Beautiful reception rooms all opening onto a large terrace, 11 bedrooms including 6 en suite, a large room of 93 m<sup>2</sup> fitted out in the vast attic, offers an important volume with more than 7 m under roof. Detached, an old tower converted into a guest house, a swimming pool, the whole set on more than 4 hectares of park with trees and a pond.

Charming house very pleasant to live in...

Ground floor:

The access is done by a perron, which extends in terrace, exposed North East, pleasant the summer

Entrance hall, 23.90 m

A large hallway, which leads to the main staircase and the reception rooms

Double kitchen, 39.19 m

An old souillarde, a preparation area, a dining room, a beautiful stone fireplace in the center. French window on the entrance terrace.

Large dining room, 29.80 m<sup>2</sup> with a beautiful  
with a beautiful stone fireplace, 2 french windows on south-west terrace

Second vestibule, used as a small living room 18.90 m<sup>2</sup>.

Luminous room which allows to make the link between the big living room and the dining room, a French window accessing the South-West terrace

The big living room, 40.00 m<sup>2</sup>, with  
fireplace, a window, 2 French windows to the South-West terrace

The Library, 25.65 m<sup>2</sup>, very cosy  
Very cosy, with its woodworks, fitted cupboards, its fireplace, its parquet in ladder

Sanitary space, 12.37 m

Piece of furniture with double washbasin, an independent WC, access to the garden by a French window, terracotta floor tiles

Floor 1

Landing in gallery around the staircase, 15.10 m

Bedroom 1, en suite, 20.95 m

Bathroom, 07.64 m

bath, 2 basins, independent WC, a window

Private apartment: 71.74 m<sup>2</sup>, including

including

Entrance, 11.53 m

Used as a small private lounge with marble fireplace

Bedroom 2 en suite, 19.58 m<sup>2</sup>, with

2 windows,

Bathroom, 10.18 m

Large Italian shower, 2 basins on furniture, dressing cupboard,

An independent WC 01.60 m

Bedroom 3 en suite, 22.93 m<sup>2</sup>, 2 windows on 2 sides

2 windows on 2 sides,

Bathroom, 05.92 m

Bathtub, a basin, a closed WC

Room 4, en suite, 17.41 m<sup>2</sup> with

with dressing room 02.31 m

Bathroom, 04.53 m

bathtub, a basin

WC independent, 01.90 m

Room 5 en suite 27.90 m<sup>2</sup>, 2 windows

2 windows, dressing room

Bathroom, 10.00 m<sup>2</sup>, bath-tub

bathtub, washbasin, separate WC

Floor 2

Landing 07.00 m

Entrance with cupboard, 04.00 m

Bedroom 6, 14.83 m

attic, with French door to private terrace with beautiful view on the countryside

Room 7, 16.07 m<sup>2</sup>, with

attic, with French doors to private terrace,

Bathroom, 08.00 m<sup>2</sup> with  
a shower, a bathtub, 2 basins, a WC

Room 8, 14.86 m<sup>2</sup>, with a private terrace

Room 9, 13.61 m<sup>2</sup> with  
with large closet

Room 10, 12.20 m<sup>2</sup> with a large cupboard  
Bathroom, shower, bathtub, 2 basins 06.10 m<sup>2</sup>  
WC independent 01.00 m<sup>2</sup>

Floor 3

Attic converted into a large living room 93.61 m  
TV room, billiard room, magnificent frame, (7.4 m under roof)

In garden level  
Cellar 159.00 m  
Several spaces used as garage, cellars, laundry room, boiler room, storage,

Detached tower :

Level 1,  
Small living room with shower room, 17.10 m<sup>2</sup>.

Level 2  
Room 11, 16.30 m  
beautiful exposed beams  
In garden floor, storage room

Technical :

Swimming pool 6 X 12 m  
filtration with chlorine, waterproofing by liner

Heating with fuel by boiler DE DIETRICH recent

Electricity panel entirely redone recently

Water softener

Are you interested ?



Marie

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