



Ref : 9644LRC

## Beautiful 19th century castle and its caretaker's house on 1.6ha

📍 Area puy leveque



Habitable : 700 m²



Usable : 700 m²



Land : 1,6 Ha

745 000 €

**Chateau for sale Lot et Garonne.** Elegant restored 19th century castle offering 621 m² of living space on 3 levels with 9 bedrooms with shower rooms and several sitting rooms. Park of just over 1.6ha overlooking the Lot.

### IN SUMMARY

Rooms : 25  
Bedrooms : 11  
Bathrooms : 12

Swimming pool : no  
Garage place : nc  
Parking space : nc  
Outbuildings : no



City gas



Adsl

**Advantages :** Calm | River

### SERVICES



1st Shops : 6 mn



All shops : 6 mn



Health : 20 mn



Elementary : 7 mn

Middle School : 7 mn

High school : 7 mn



4 mn



50 mn



48 mn



55 mn

### ENERGY INFORMATION

Consommation conventionnelle 159,00 kWh/m².an

Estimation des émissions 37,00 kg éqCO2/m².an



### Maisons & Chateaux

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## DESCRIPTION

Ground floor:

Main entrance in the tower

Height under ceiling 3,70m

Large reception room of 45 m<sup>2</sup> with main staircase, wooden floor, magnificent original stained-glass windows

Living room: 40 m<sup>2</sup> wooden floor, fireplace, glass door to park and terrace

Living room: 56 m<sup>2</sup> wooden floor, fireplace

Living room: 34 m<sup>2</sup> wooden floor, fireplace

Living room: 29 m<sup>2</sup> wooden floor, fireplace

4 separate toilets with washbasin

Kitchen: 30 m<sup>2</sup> not equipped, door to park, fireplace, stairs to cellar

First floor: accessed from the reception by a main staircase

Living room/bedroom: 22 m<sup>2</sup> with wooden floor, fireplace

Lounge/meeting room: 57 m<sup>2</sup> wooden floor, fireplace

Living room/bedroom: 18 m<sup>2</sup> wooden floor, fireplace

Living room/bedroom: 27 m<sup>2</sup> wooden floor

2 separate toilets, washbasin

Living room/bedroom: 36 m<sup>2</sup> wooden floor, fireplace

Living room/bedroom: 30 m<sup>2</sup> wooden floor, fireplace Emergency stairs

Second floor:

9 rooms with shower room, shower, washbasin, toilet from 16 m<sup>2</sup> to 23 m<sup>2</sup>

Emergency staircase

2 additional showers and 1 independent toilet in the common areas

Cellar of 200 m<sup>2</sup> with boiler room

Caretaker's house on one level with 88 m<sup>2</sup> of living space, enclosed garden

Entrance hall 5.50 m<sup>2</sup>

Living room: 34 m<sup>2</sup> tiled floor, bay window

Kitchen: 13 m<sup>2</sup> tiled floor, glass door

Bedroom 1: 12 m<sup>2</sup> tiled floor

Bedroom 2: 11 m<sup>2</sup> tiled floor

Cellar: 1.80 m<sup>2</sup>

Bathroom: 5 m<sup>2</sup>

1 separate toilet: 1.90 m<sup>2</sup>

Gas central heating

Sewage system with mains drainage

Alarm/automatic firewall

Electricity to standards

Slate roof from 1997 in good condition

Close to all amenities, elegant and comfortable Chateau in good condition with potential for a professional activity.

Are you interested ?



Marie

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