



Ref : 9697CCV

## 17th century castle and its 45 hectare estate, including 6 hectares of AOP

Area



Habitable : 1 000 m<sup>2</sup>



Usable : 0 m<sup>2</sup>



Land : 45 Ha

2 950 000 €

**Chateau for sale Lot et Garonne.** Between Bordeaux and Toulouse, in Gascon territory, the land of Henri IV, at the end of a beautiful bridle path, a beautiful estate of 45 hectares organized around its elegant 17th century chateau and its small AOP vineyard.

### IN SUMMARY

Rooms : 14  
Bedrooms : 8  
Bathrooms : 0

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

Gas  
Well  
Adsl

**Advantages :** wine estate | 17th Castle

### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 10 mn



Kindergarten : 10 mn

Elementary : 10 mn

Middle School : 10 mn

High school : 10 mn



15 mn



30 mn



70 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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### Maisons & Châteaux

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## DESCRIPTION

The main building, with its three pavilions, closed off by its outbuildings around a beautiful square courtyard, offers a sober and elegant architecture.

The main entrance is via a beautiful porch with a dovecote.

This exceptional property with almost 1,000 m<sup>2</sup> of living space is divided into several independent dwellings.

The main building comprises on the ground floor  
fitted kitchen with fireplace,  
dining room,  
three lounges,  
boudoir,  
cross entrance in the central tower.

On the first floor,  
lounge,  
study,  
master bedroom en suite,  
bedroom en suite,  
dressing room,  
Large private office,  
attic.

On the opposite wing, 2 fitted out dwellings of more than 100 m<sup>2</sup> each, adjoining with independent access, comprising :

Lodging 1 :

living room, kitchen area, pantry, two bedrooms, one of which is en suite, bathroom, wc,

Flat 2: kitchen with laundry room, two bedrooms, bathroom with toilet

Near the swimming pool, an independent building of 160 m<sup>2</sup> with living room, equipped kitchen, 3 bedrooms, bathroom and shower room, large covered terrace on swimming pool.

Outbuildings convertible

2 garages, old stable, old wine storehouse, a wrought iron gazebo, a well

Not overlooked, preserved place full of charm less than 20 minutes from the 2 seas motorway access.

Land of 45 hectares divided into 6 hectares of PDO vines, 23 hectares of wood and 16 hectares of arable land.

Are you interested ?



Marie

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