



Ref : 9743MDB

For sale restored XVIIth century castle on a 47 ha estate

Area proche de Cahors



Habitable : 520 m²



Usable : 1 719 m²



Land : 48 Ha

1 290 000 €

Chateau for sale Lot. In the countryside, close to a village with amenities, surrounded by almost 47 hectares of nature, elegant little 17th century chateau that has retained its charm, its original features and its beautiful outbuildings. The 520 m² building built over vaulted cellars offers 20 rooms divided into 3 lounges, dining room, large kitchen with piano and fireplace, 2 pantries, upstairs 5 beautiful bedrooms, 2 library offices, 4 shower rooms. Outbuildings include a guest house or caretaker's cottage, outbuildings in excellent condition, former stables, cowshed, sheepfold, kennels, garage, shed, bread and pastry oven, and a detached barn used as a garage/workshop. A lot of charm and authenticity for this estate with an open and dominant view on the nature

IN SUMMARY

Rooms : 20
Bedrooms : 5
Bathrooms : 3

Swimming pool : no
Garage place : 2
Parking space : 10
Outbuildings : yes



Wood and Fuel



Well



Adsl

Advantages : Beautiful environment | castle with original elements

SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 15 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 15 mn

High school : 15 m



15 mn



15 mn



60 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 229,00 kWhep/m².an

Estimation des émissions 63,00 kg éqCO₂/m².an



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— DESCRIPTION

Main entrance 12.80 m² (129 sq ft)

Large stone floor,
access by stairs to the cellars in the basement

Cloakroom of 10 m

Double living room on the right 45.86 m², walnut floor
Walnut parquet floor, marble fireplace

Dining room 19.47 m², marble fireplace
Marble fireplace, parquet floor, large French window opening onto the large south facing terrace

Living room 27.87 m² (27.87 sq ft)
Marble fireplace, walnut parquet floor,

oratory of 8.12 m² (8.12 sq ft)

WC 4.16 m² (4.16 sq ft)
Corridor 9,12m² with walnut floor
Linen room 17,93m² walnut and pine parquet floor

Service entrance 4,62m².
Kitchen side, from the large south terrace

Storage rooms 4,80
Former cheese dairy 5,91m² (5,91m²)

Kitchen 33,40 m² (33,40 sq ft)
Inglenook fireplace, terracotta floor, equipped and fitted

Office (back kitchen) 18,39m² with small
with small storage room, custom-made storage furniture, beautiful stone sink

2nd pantry 15,37m² with
fitted cupboards to measure

Staircase 14,63 m² with
walnut staircase,

WC 1.8 m

Accessible under the staircase

Access to the basement by stairwell in the entrance to the vaulted cellars

1st floor

Hallway 6.90 m² (6.90 sq ft)

Master bedroom space including ;

Bedroom 1: 32.60 m² (32.6 sq ft)

Marble fireplace, parquet floor, 2 large windows on 2 sides

Bathroom 25,20 m², shower, bath, 2 basins, tap.

Shower, bath, 2 basins, high quality taps, custom-made furniture, dressing table, built-in cupboards, sequoia parquet floor

Library/office 1: 15.12 m²,

Parquet floor, custom-made bookcase

Dressing room 7,53 m²,

parquet floor, custom-made

Bedroom 2: 28.93 m²,

Parquet floor, marble fireplace, 2 large windows

Shower room 7 m²,

Parquet floor, round window type oeil de boeuf

Storage room 5,15 m²

Walnut parquet floor

Library/study 2 18,35 m²,

parquet floor, fitted with metal/glass display cabinets.

Storage room 9.33 m²,

rustic floor and separate WC

Corridor 5.89 m², wooden floor

Landing 18,47 m², rustic floor
Rustic floor

Bedroom 3: 20 m²,
light parquet floor, ash type

Room : 19,60 m²,
Bathroom project

Room 4: 28,47 m²,
rustic wooden floor, en suite shower room

Room 5 : 11,75 m², to be finished
to be finished, rustic wooden floor

Room/Dressing room 7m²,
rustic floorboards

Attic 80m²,
ventilated by 3 large windows

Terrace 57,50m², stone floor
Stone paving, pergola shaded by a hundred-year-old rosebush

Cellar 1: 9m²,
Wine cellar, vaulted with natural ventilation 13/14° and fitted out to measure

Cellar 2: 82m², vaulted
vaulted in brick and stone, earth/stone floor, opening and door on garden level

Cellar 3: 35m², vaulted
vaulted, height 2.70 m used as boiler room, oil tank 3000 L, electric cumulus, general
water softener recent Chappée boiler

Rainwater recovery tank in the laundry room on the ground floor with a booster to return
the water from the tank for watering

2 other vaulted stone cellars of 22.40 and 29.70m².

Are you interested ?



Marie

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