



Ref : 9752CHG

## Large domain for sale with chateau, agricultural property, numerous springs

Area Lot



Habitable : 800 m<sup>2</sup>



Usable : 1 640 m<sup>2</sup>



Land : 154 Ha

3 438 000 €

**Chateau for sale Lot.** At the heart of Lot, in the countryside large domain of more than 154ha of meadows and wood with numerous springs captured in a 10 000m<sup>3</sup> reservoir. Its château with bases from the 12th century, confirmed in the 14th and transformed during the 16th and 18th centuries, dominates a small valley crossed by a stream feeding the numerous springs on the domain. The building, horseshoe shaped, is built on two floors and offers large reception rooms on the yard floor 2 large lounges, large dining room, large kitchen, 3 bedrooms. The upper floor is dedicated to 6 other bedrooms, office, and library. At the entrance of the property, a stone house, Quercy style, is used as guard house. Below the farm outbuildings offers about 1300m<sup>2</sup> covered. Standing apart, a building used as a gite. THE CHATEAU : 820m<sup>2</sup>

### IN SUMMARY

Rooms : 14  
Bedrooms : 8  
Bathrooms : 5

Swimming pool : no  
Garage place : 5  
Parking space : 20  
Outbuildings : yes



Wood



Source



Adsl

**Advantages :** Large domain of 154 hectares | Chateau in very good condition

### SERVICES



1st Shops : 3 mn



All shops : 15 mn



Health : 15 mn



Elementary : 3 mn

Middle School : 15 mn

High school : 15 mn



15 mn



18 mn



50 mn

### ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/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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## — DESCRIPTION

Inner courtyard in rammed earth with gutter 180m<sup>2</sup>

Entrance : 16 m<sup>2</sup>

Stone floor, ribbed vault ceiling, access to the large staircase, to the cellar, to kitchen and large lounge

Kitchen : 41.87m<sup>2</sup>

Large monumental stone fire place with ventilation system, 2 cupboards, 2 windows, a French window on north terrace, terra cotta floor

Mezzanine : 17.74m<sup>2</sup>

Office area

Large lounge 1 : 59m<sup>2</sup>

Monumental stone fire place, wooden oak floor

Connected to lounge 2

Large lounge 2 : 53m<sup>2</sup>

Nice stone mural fountain, sculpted with sink stone, 3 French windows on 2 faces

Stone fire place, wooden oak floor

West wing :

Served by a second entrance (2) with staircase

Bedroom 1 : 29.38m<sup>2</sup>

Bedroom or small lounge with stone fire place, 2 French windows on the west face, taco tiles, access to corridor and bedroom 2

Connected to large lounge 2

Bedroom 2 : 25.22m<sup>2</sup>

French window, stone fire place, taco tiles, access to corridor and bedroom 1

Corridor to entrance 2 : 14m<sup>2</sup>

Staircase, spiral wooden stairs

Terra cotta floor

Bathroom 4m<sup>2</sup>

Bathtub, basin, wc, a window

Bedroom 3 en suite : 39.80m<sup>2</sup>

A French window, a window, stone fire place, taco tiles

access corridor and bedroom 2

Bathroom 5m<sup>2</sup>

Basin, bathtub, wc

Subfloor heating

East wing :

Dining room : 68m<sup>2</sup>

Monumental stone fire place, 3 windows on 2 faces, subfloor heating, terra cotta and stone floor, French ceiling with sculpted beams

Wc : 4m<sup>2</sup>

Vaulted cellar : 54.50m<sup>2</sup>

Reachable from the main entrance hall, stone floor

Upper floor :

Reachable from the wooden staircase of the entrance 2

Bedroom 4 en suite : 36.20m<sup>2</sup>

Large oak wooden door with double panels from the landing

Bedroom lighted by 3 windows on 2 faces, fire place, French ceiling, large board poplar wooden floor

Bedroom 5 : 24.67m<sup>2</sup>

2 windows, poplar wooden floor

Stone fire place

Bathroom : 4m<sup>2</sup>

Bath, basin, wc

Bedroom 6 : 28.74m<sup>2</sup>

2 windows, poplar wooden floor

Fire place, a basin

Bedroom 7 : 64m<sup>2</sup>

Oak wooden floor, French ceiling

A basin

Library : 63.24m<sup>2</sup>

Large board wooden floor, large stone fire place, 3 windows on two faces

Office : 54.57m<sup>2</sup>

2 windows, large board wooden floor

Reachable from the landing of the large stone staircase

Bedroom 8 SUITE MASTER : 76.76m<sup>2</sup>

Large stone fire place

Carpet floor, 4 windows with interior shutters, recessed ceiling panel

Bathroom in the tower : 12m<sup>2</sup>

Sculpted bathtub, in one piece, done in a block of stone, basin made of sculpted stone

Dressing above : 15m<sup>2</sup>

Bedroom 9 : 15m<sup>2</sup>

Above the dressing

Reachable from the staircase, ceiling with exposed frame

Level -1 : in the tower :

Boiler room : PASSAT wood boiler, hot water tank 500l, water softener

Water – springs :

Stone fountain at the entrance of the courtyard

The property has numerous springs

A stream feeds a huge reservoir built in 2004, made of steel and concrete of 10 000 m<sup>3</sup>

The water is a great advantage because it is plentiful and allows many possibilities such as spring water, fish breeding

A study has been done in the purpose of creating a fish activity

#### OUTBUILDINGS

Garage workshop : 60m<sup>2</sup>

Buildings in wood and stone

Shed : 110m<sup>2</sup>

Wood storage and vehicles

Guard house or farmer : 180m<sup>2</sup>

Quercy style, built on two levels, entrance, large lounge with insert fire place, dining room, equipped and fitted kitchen, bathroom, wc, a bedroom

Garden floor : office, bath room, wc, 4 bedrooms

Small outbuilding used as a storage space

Rural house used as a gite : 120m<sup>2</sup>

Lounge, dining room with kitchen corner, staircase serving the upper floor and the mezzanine on ground floor. 2 bedrooms on first floor and a mezzanine on the second

Are you interested ?



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