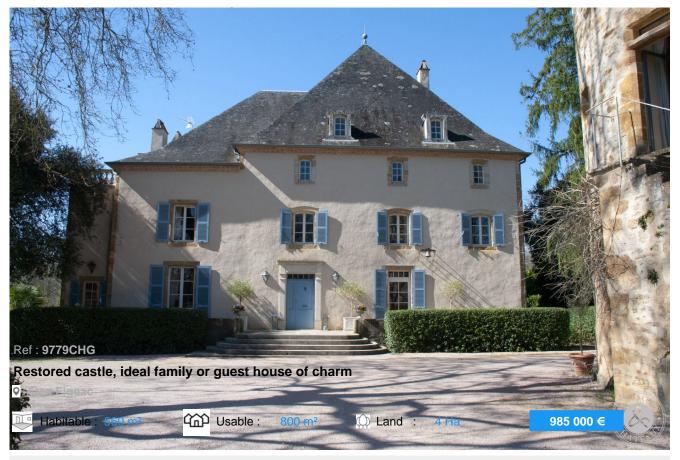
## MAISONS & CHATEAUX



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 b ack from a hamlet, in a quiet area, it benefits from a dominant position without being exposed. The main dwelling of about 560 m<sup>2</sup> 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

M Fuel

See Pond

Advantages: 11 bedrooms | Chateau pleasant to live in

## **SERVICES**

1st Shops: 3 mn

All shops: 8 mn

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H Health: 9 mn

Kindergarten: 8 mn

10 mn

Elementary: 4 mn

Middle School: 8 mn

High school: 8 mn



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

√ 25 mn



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





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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 m² 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 m2, 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 m², 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 m² 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 m², 2 windows 2 windows, dressing room Bathroom, 10.00 m², 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  $m^2$ , with

attic, with French doors to private terrace,



Bathroom, 08.00 m² with a shower, a bathtub, 2 basins, a WC

Room 8, 14.86 m², 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

