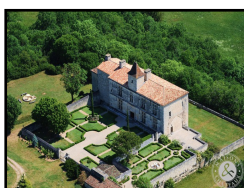




REAL ESTATE  
PRESTIGE & CHARACTER




- Ref : **9220CHG**
- Price : **2 000 000 €**
- Location : **Midi-Pyrénées / Lot**



This remarkable 15th century castle registered as a historic monument and its outbuildings, caretaker's house, reception halls, windmill, lookout tower, pool, is built in a dominant position on 18.5 ha of grounds with park, formal garden, woodland.





Ref : 9220CHG	Location
Living space : <b>660 m<sup>2</sup></b> Total potential : <b>429 m<sup>2</sup></b> Land surface : <b>18,6 Ha</b> Dependences : <b>yes</b> Pool : <b>yes</b> Advantages : <b>Remarkable renovation</b> <b>Ideal for a cultural project, an event location</b>	 Region : <b>Midi-Pyrénées</b> Department : <b>Lot</b>
Price : <b>2 000 000 €</b>	

Fees to be paid by the vendor

### Full description

This remarkable and elegant castle is located on a plateau with a dominant position, it was built at the end of the 15th century and is registered as a historical monument. Restored over 18 years along with its outbuildings : Listed windmill, caretaker's house, lookout tower converted into accommodation, stables and barns converted into 2 reception halls, all set on 19 ha of grounds, formal garden, park, meadows and woods.

#### THE CASTLE :

The castle has undertaken a complete renovation supervised by the head architect of the Historic Monuments office.

Le château a fait l'objet d'une restauration complète supervisée par l'Architecte en Chef des Monuments Historiques. Despite tragic episodes and years of neglect it took 18 years to restore it to its former glory. Malgré des épisodes tragiques et des années d'abandon il fallut 18 années de travaux pour lui redonner son lustre. Remarkable witness of the pre-renaissance style, this castle offers plenty of character features and is one of the richest of its period in Quercy.

The body of the building, in the shape of a rectangle is raised on 2 levels above cellars and offers large sized and bright rooms featuring monumental fireplaces and terra cotta tiled floors.

The two main facades feature large mullioned windows which fill the rooms with abundant natural light, rare for castles of this period.

The mullioned windows of the main rooms are enhanced by carved framework, each different. The stained-glass windows are concealed by indoor vertical flap boards.

The staircase in particular, is an architectural masterpiece

This large outstanding staircase is twisted and spiral and unique in France underneath each step is finely carved and chiseled like lacework, The handrail is directly sculpted in the wall.

A work of art.



The main door, of carved walnut is a faithful copy of the original door, exposed in the entrance hall and is also a remarkable feature.

The entrance to the principal dwelling is via the main courtyard through a sculpted door, framed with carved mouldings and pinnacles. This massive double sided walnut door is protected by wood shutters.

The entrance hall : 14.60 m<sup>2</sup>

Leading to two lounges.

The richly decorated entrance provides to the guest the measure of the architectural features that can be discovered inside.

Stone floor, vaulted room with cross-ribs and wall arches, stone doorway with carved framework with pinnacles leading to the staircase.

Spiral stairway : 13 m<sup>2</sup>

Hallway leading to the grand lounge 2,

Large lounge 1 : 100.00 m<sup>2</sup>

Illuminated by 4 large mullioned windows with double cross brace on each façade, East and West. Large monumental stone fireplace, terracotta tiled floors, French style ceiling.

Large lounge 2 : 74.00 m<sup>2</sup>

Illuminated by 4 large mullioned windows with double cross brace on each façade, East and West. Large monumental stone fireplace, terracotta tiled floors, French style ceiling.

Dining room : 59.50 m<sup>2</sup>

Illuminated by one large double mullioned window East facing and one West facing.

Large monumental stone fireplace, terracotta tiled floors, French style ceiling.

Equipped and fitted kitchen

WC

Laundry room

First floor, via the main staircase :

Large reception hall : 100 m<sup>2</sup>

Illuminated by 4 large mullioned windows with double cross brace on each façade, East and West. Large monumental stone fireplace, terracotta tiled floors, French style ceiling.

Large Master bedroom : 68.00 m<sup>2</sup>

Bathroom : 05.00 m<sup>2</sup>, shower, washbasin



Office : 18.00 m<sup>2</sup>

vaulted room with cross-ribs and wall arches, fireplace

Former wardrobe

Bedroom 2 : 60.00 m<sup>2</sup>

Illuminated by one large double mullioned window East facing and one West facing.

Large monumental stone fireplace, terracotta tiled floors, French style ceiling.

As an extension of the main building, a , more rustic part communicates with both levels.

Wooden staircase 9.00 m<sup>2</sup>

Bedroom 3 : 11.72 m<sup>2</sup>

Bathroom with walk-in shower double washbasin : 4.56 m<sup>2</sup>

Toilet

Bedroom 4with two windows : 14.95 m<sup>2</sup>

Bathroom with walk-in shower and washbasin: 3.50 m<sup>2</sup>

Toilet

Basements and cellars : 250 m<sup>2</sup>

Boiler room : Central fuel heated system with 2 Viessman boilers.

The main building is heated on both levels with underfloor heating.

Wine cellar, accessible from the Main courtyard via a stone stairway closed by a wrought iron gate.

#### THE OUTBUILDINGS :

Former stables 208 m<sup>2</sup>

Assigned today as reception rooms

Beautiful exposed framework, terracotta tiled floors, main access via large door on East gable wall.

Impressive stone fireplace.

Professional kitchen 58.00 m<sup>2</sup>,

Equipped with a professional oven, cooking range, 3 fridges, dip sink, dish warmer,





Energy label : **Exempt**

