



REAL ESTATE  
PRESTIGE & CHARACTER



Ref : **9823CHG**

Price : **693 000 €**

Location : **Midi-Pyrénées / Lot**



Abbey from the 13th century of 1100m<sup>2</sup> under restoration, between Lot and Aveyron,  
with a 3000m<sup>2</sup> land in a quiet and protected environment.

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Living space : **700 m<sup>2</sup>**

Total potential : **1 100 m<sup>2</sup>**

Land surface : **3 212 m<sup>2</sup>**

Dependences : **no**

Pool : **no**

Advantages :

**Rare**

**Serenity**

Price : **693 000 €**

Fees to be paid by the vendor

Location



Region : **Midi-Pyrénées**

Department : **Lot**

## Full description

Abbey from the 13th century of 1100m<sup>2</sup> under restoration, between Lot and Aveyron, with a 3000m<sup>2</sup> land in a quiet and protected environment.

Entrance through a gate giving access to the former cloister, visualized today by grass planted area enclosed with box trees.

Access to the priory by the east gallery of the cloister: 68.50m<sup>2</sup>, stone floor and exposed beams.

Chapter house: 46.50m<sup>2</sup>, crossing ribs with mural paintings from the 13th and 14th century, decorated vaults, stone floor.

Passage to the fields from the 14th : 13m<sup>2</sup>, vaulted, stone floor, access to the orchard and grass terrace, view over a mill and artificial lake of 5hectares, watered only in winter time.

Monks room: 23m<sup>2</sup>, vaulted.

Hospitium : 80m<sup>2</sup>, the most ancient part, dedicated then to the compostelle route pilgrims.

Refectory: 127.50m<sup>2</sup>, 6.90m height, stained glass, access to an underground passage leading to a 4x4 room located under the false well in the cloister courtyard and giving possibility to escape by 2 others tunnels.

Kitchen : 47.50m<sup>2</sup>, located in the donjon, fire place 4x 1.70m. Access to the future garden and access the former cloister courtyard.

Access to the first floor by a massive staircase, in the middle age style.

Room with view over refectory: 52.50m<sup>2</sup>.

First floor for the East gallery

Access by 2 opposite staircases in stone or wood

Gallery: 64m<sup>2</sup>, oak floor, exposed beams

Access to the bedrooms:

Bedroom 1: 23m<sup>2</sup>, called "the bishop room", carpet floor, exposed beams, one window

Bedroom 2: 32m<sup>2</sup>, carpet floor, exposed beams, one window, a fire place

Bedroom 3: 31.50m<sup>2</sup>, oak floor, exposed beams, one window, a fire place



Bedroom 4: 25.50m<sup>2</sup>, carpet floor over the wooden floor, possible access to the second floor

Shower room: 8m<sup>2</sup>, access by the gallery, shower, wc, basin

Staircase leading to the former sacristy of 22.50m<sup>2</sup> (actually a cellar) and to the ground floor gallery

Former infirmary: 16m<sup>2</sup> with cupboard from the 18th century with secret access to the church for service, terra cotta, wc with basin

Opposite to it, landing of 3.50m<sup>2</sup> in stone giving access to the second floor and landing of 8.50m<sup>2</sup> in stone leading to the 90m<sup>2</sup> terrace (former donjon planed) and kitchen of 35m<sup>2</sup>

Wc in the watchtower

Second floor for the east gallery : 130m<sup>2</sup>

Second floor for the south gallery: 210m<sup>2</sup>

Exceptional property for one whose passionate about stone



**Energy label : Exempt**

