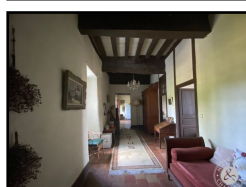
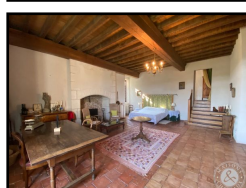




REAL ESTATE
PRESTIGE & CHARACTER



- Ref : 9705CCV
- Price : 639 000 €
- Location : Aquitaine / Lot et Garonne



Small castle of 400m² with many preserved elements. Breathtaking views over the countryside. Outbuilding, dovecote, swimming pool, well, spring and 2ha of land on one of the paths to Santiago de Compostela. Perfect for a family home or bed and breakfast





Ref : 9705CCV

Location

Living space : **420 m²**
Total potential : **541 m²**
Land surface : **2 Ha**
Dependences : **yes**
Pool : **yes**
Advantages :
Panoramic views
Ancient elements



Region : **Aquitaine**
Department : **Lot et Garonne**

Price : **639 000 €**

Fees to be paid by the vendor

Full description

Panoramic view for this beautiful and large residence called the Château. Close to a medieval village and all amenities, this south-facing 13th century "Château" offers 400m² of living space, high ceilings, several fireplaces and the conservation of period architectural features. Its 6 bedrooms, 2 of which are en suite, its 2 lounges, its large kitchen and its swimming pool make this charming building a magnificent place for family life or for tourist activities. Outbuildings with garage and sheds. A magnificent dovecote sits at the foot of the 2 ha (4.5 acres) of land and completes the property. Well and spring. On a variant of the St Jacques de Compostelle route.

The Castle

Entrance 11.69m²,
Corridor 13.04 m², Living room
Living room Library : 33.50 m², parquet floor, fireplace
Bedroom 1 : 34.65 m², fireplace
Bathroom: 15.14 m², fireplace
Shower room 6.36 m²
Wc 1.40 m
Kitchen 33.46 m², old terracotta tiles, fireplace
Back kitchen 10 m²
Living room 27.54 m², recent floor, fireplace

First floor, terracotta floor

Landing 6.37 m²
Toilet 8.13 m²
Bathroom 10.86 m²
Corridor: 34.36 m²,



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Bedroom 2: 42.97m² en suite, terracotta floor, fireplace

Shower room 15.36m².

Bedroom 3: 22 m²,

Bedroom 4: 12.47 m² in suite with bedroom 3

Bedroom 5: 24.88m²,

Bedroom 6: 30.06 m²,

Outbuildings :

Small house including

Boiler room 41.36m²,

Office 26.42m².

Garage

Ground floor 32.96m² with an upper floor of 18.47m².

Rear garage 13.93m² and 14.48 m² with water point and fireplace

Oil fired central heating and heat pump

2 septic tanks

ADSL

Swimming pool with salt treatment 11x5m glass tiles

Well

Vaulted cellar 40m²

Wooden shed

Gloriette near the pool



