



REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9570CHG**

Price : **450 000 €**

Location : **Lot / Vallée du Lot**



Lot Valley, Château 19th century bases end 14th, raised on 2 levels on cellars and its outbuildings, barn used as garages, workshops, caretaker's house. Set in 2.7 ha of parkland, gardens with several terraces, spring, woods, access to the river.





Ref : 9570CHG	Location
Living space : 290 m² Total potential : 583 m² Land surface : 2,5 Ha Dependences : yes Pool : no Advantages : Small chateau Nice fixtures	 Department : Lot Region : Vallée du Lot
Price : 450 000 €	

Fees to be paid by the vendor

Full description

Situated in a dominant position in the Lot valley, in a hamlet, small 19th century castle on late 14th century foundations, approx. 290 m² of living space, built over 2 stories with large cellars and its 293 m² of potentially convertible outbuildings, barn used as garages, workshops and its caretaker's cottage. The property is set in 2.7 ha of parklands, gardens with several terraces with a spring, woods and direct access to the river.

The CHATEAU :

Garden level:

Entrance 20 m²,

Cement tiled floor, large staircase, circulation to terrace, a French-window, WC under stairs.

Small living room : 34 m².

Terra cotta tiled floor, fireplace with stone jambs, cupboard in the walls, gypsum plasterwork, plaster bas-reliefs, coffered ceilings.

French-window on east terrace.

Kitchen/dining room : 43.35 m².

Marble fireplace, 4 windows, French door to south terrace, French ceiling

Large living room : 49 m²

Parquet flooring, French-window on south facing terrace, French ceiling,

Bedroom 1: 15.19 m²

a window, wooden floor



Bathroom : 4.69 m²

Clearance : 6.17 m².

mezzanine

Shower room : 2.74 m².

FLOOR 1 :

Landing : 26.02 m²

Bedroom 2: 28.73 m²

wooden floor, fireplace, 2 windows

Shower room : 2 m².

Toilet, Water Heater

Traffic: 11.80 m².

Bedroom 3: 16.03 m²

wooden floor, 1 window, toilet

Bedroom 4: 15.30 m²

wooden floor, 1 window, marble fireplace

WC : 0.96 m²

washbasin

Shower room : 6.40 m².

Traffic: 10.40 m².

Bathroom : 5.37 m²

Bedroom 5: 15.49 m²

a single window, fireplace

Attic : 46.50

Underneath

Garage entrance : 12.30 m².

Garage : 32.31 m²



Level R-1 :

Cellars, ground floor 190.34 m².

- Former wine cellars: 101 m²
- Cellar, garage : 52 m².
- Cellar and boiler room : 37.34 m².

Dependencies :

Former L-shaped barn : 153.56 m²
for use in garages and workshops,

Caretaker's house : 49 m²
to be restored

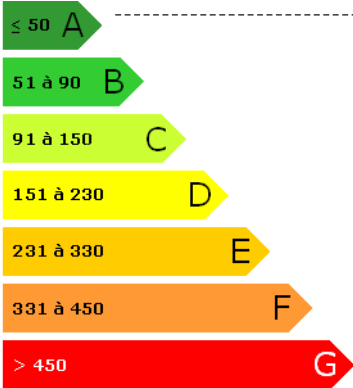
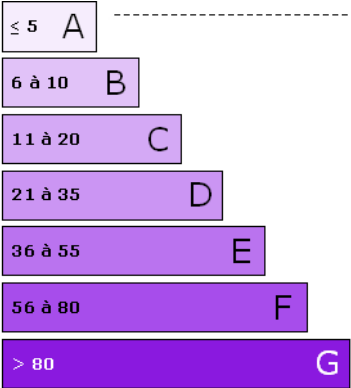
Spring water recuperation basin.
Detached and nearby, a plot allows access to the river.

Heating by boiler Fuel oil
tank 2000 L
Connection to mains sewer in October 2020

A lot of charm...for this castle on a human scale.



**Absence de factures de consommations relevées d'énergies,
le Diagnostic de performance énergétique ne peut pas être classé dans son
étiquette logement économe ainsi que dans son étiquette d'émission de GES.**

Consommations énergétiques (en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement		Émissions de gaz à effet de serre (GES) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement	
Consommation conventionnelle : Pas de données		Estimation des émissions : Pas de données	
Logement économe  Logement énergivore		Faible émission de GES  Forte émission de GES	
Logement 0 kWhEP/m².an		Logement 0 kg éqCO2/m².an	

